



Part X

Julian Community Plan

San Diego County General Plan - 1990

ADOPTED BY THE
BOARD OF SUPERVIORS
DECEMBER 16, 1976
GPA 76-03

REVISED
DECEMBER 16, 1987
GPA 87-03

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CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of a map and this text, as revised by General Plan Amendment (GPA) 87-03, Item 8, is the Julian Community Plan and it is a part of the Land Use Element, Section II, Part X, of the San Diego County General Plan - 1995, and that it was approved by the San Diego County Planning Commission on the 16th day of October 1987.

Toni Kastelic
Toni Kastelic, Chairperson

Attest: Ray Silver
Ray Silver, Secretary

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Brian Bilbray
Brian Bilbray, Chairperson

Attest: Kathryn A. Nelson
Kathryn A. Nelson
Clerk of the Board

A history of the amendments to this Plan is available at the Department of Planning and Land Use.

Adopted	December 19, 1975	GPA 75-02
Fifth Amendment	December 19, 1984	GPA 84-03
Eighth Amendment	December 16, 1987	GPA 87-03

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CHAPTER 1
JULIAN
COMMUNITY PLAN

STATEMENT OF INTENT

A goal is a purpose or ultimate end towards which effort is directed. It represents a value to be sought which is general and timeless.

A policy is a principle which guides the allocation of County resources towards prescribed outcomes consistent with the goals.

The goals which follow reflect a thoughtful analysis of the Julian area and are a statement by the citizens and the Board of Supervisors as to the kind of total living environment that should be achieved. These goals are not a plan, they are not regulations, nor do they substitute for detailed study of current problems. They are intended to give direction to detailed planning studies which will result in definitive methods, programs, and recommendations for reaching these goals to the greatest extent possible.

It is recognized that legal and economic limitations that presently exist may hinder the complete attainment of these goals. The fact that the goals may not be completely achieved should in no way hinder every effort to achieve them to the greatest extent possible.

There are eleven elements of the General Plan: Regional Land Use, Housing, Circulation, Safety, Seismic Safety, Scenic Highways, Open Space, Recreation, Noise, Conservation and Energy. These subject areas provide the basic structure by which this community plan is organized.

Each chapter of the plan represents a subject area which coincides with an adopted element of the General Plan. The purpose of addressing these elements within this plan is to ensure that the goals and policies formulated by the Community will be compatible with those found in the General Plan, or, if conflicts exist, they can be readily identified and reconciled. In addition, some policies found in the General Plan elements can be more relevant for one community than for others, and further elaboration or refinement may be appropriate in one case while in another the existing policies might be adequate.

The policies contained in this community plan should be regarded as applications of broad General Plan policies which are designed to fit the specific or unique circumstances existing in the individual communities. Where the existing element adequately addresses an individual community's situation, the subject area may be omitted or a notation to reference the element may be included so that the adopted goals and policies relating to the subject area may be taken into account.

INTRODUCTION

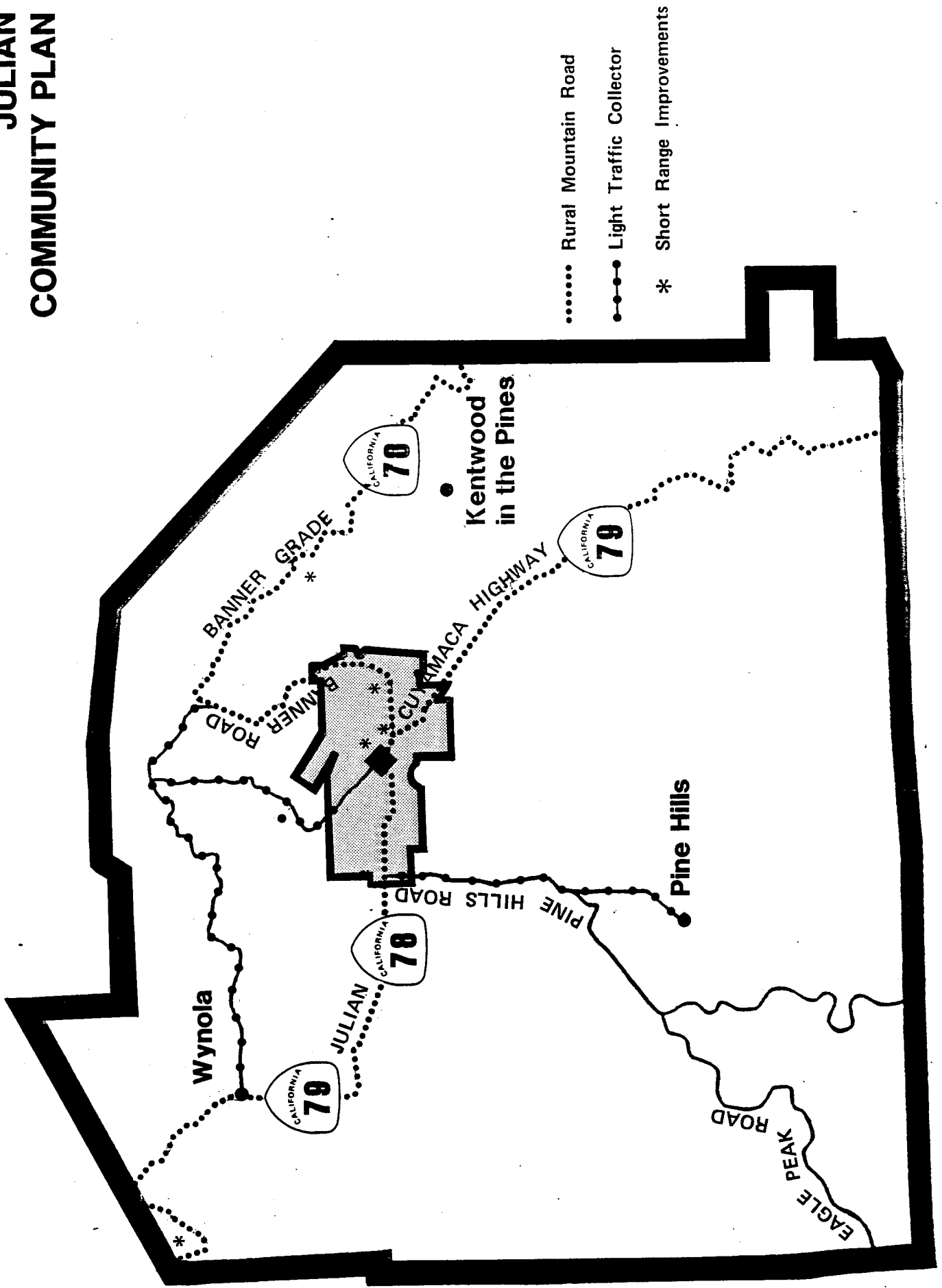
The Community Plan Area of Julian is located between Volcan Mountain and the Cuyamaca Mountains. State Highway 78 serves as Julian's Main Street and a principle travel route to the desert from metropolitan San Diego which lies 60 miles to the west. The Kumeyaay, the first inhabitants, lived in small, seasonal villages scattered throughout the area to avoid the desert heat of summer. The discovery of gold in late 1860s brought gold-rush fame to these mountains and settlers to the newly-created town of Julian. In 1870, Julian's population was 300 with nearly 1500 people living in the Julian Mining District. However, the rush was short-lived and during the 1880s most of the mines closed. The population of Julian dropped to 100. Although several brief periods of mining revived interest in gold exploration, overall, mining had become too expensive to remain the mainstay of Julian's economy. Mining activities gave way to a variety of business efforts such as brick-making, lumbering, orchard agriculture and grazing. It was also at this time that visitors were drawn to the area by its beauty and Julian became known as a resort as well as a gold-rush town.

The aura of gold-rush days has dimmed, nevertheless, Julian continues to remind visitors of its colorful past by preserving the architectural authenticity of the area's early years of settlement. Today, this area is known as the Julian Historical District. A thriving commercial base is provided by the sale of apples, apple products and gifts and souvenirs. Recently, facilities for overnight and weekend guests have been expanded and now make it possible to have an extended visit in the area. Camping in the surrounding mountains is also popular. Tourism, in its many forms, now provides a flourishing economic base for the Julian area and appears it will sustain the area for some time to come.

The Planning Area will continue to maintain a rural lifestyle outside the Historic District. Large ranches divide expanses of land to grazing; smaller ranches often support orchards or wineries. Development pressure to change this scene is minimal; consequently, the undisturbed natural charm of the area will remain virtually unchanged.

Population in the Planning Area is approximately 2800 today and is expected to reach nearly 4000 by the year 2005. When the first Community Plan was prepared in 1976, 1500 people lived in and around Julian. Increases in population have come slowly and it appears that this trend will continue. The proposed plan would reduce the ultimate population potential by more than 3000. However, commercial acreages will be increased in Julian and in Wynola to accommodate and encourage tourist trade. Finally, this new plan will recognize the beauty and environmental sensitivity of Volcan Mountain and establish it as a Resource Conservation Area (RCA). Development within the RCA will be closely scrutinized by the Planning Group to minimize the impacts of development. Integrating a rural lifestyle with the desire to expand commercial activities will be a challenge. A way of accomplishing this is to insure that development is well designed and compatible with the natural and historical features that make Julian unique. This is especially true because of the limited water resources in the Plan Area (See Map on Page 3).

JULIAN COMMUNITY PLAN



CHAPTER 2

THE PLAN

ENVIRONMENTAL MANAGEMENT

GENERAL GOAL

ENCOURAGE A CONTINUING RURAL ATMOSPHERE BY PLANNING FOR A BALANCED ECOLOGICAL COMMUNITY AND A HEALTHY ENVIRONMENT FOR ALL FORMS OF LIFE.

POLICIES AND RECOMMENDATIONS

CODE*

- | | |
|---|-----|
| 1. Minimize negative impact of development on the community and on the natural resources of the area. | GEN |
| 2. Encourage property owners to avail themselves of legislation and private means to retain natural resources and open space. Included could be agricultural preserves, open space easements, habitat preserves, land trusts, and scenic easements. | GEN |
| 3. Promote maintenance and preservation of forested areas. Encourage vegetation management and planting of young trees. Regulatory review shall attempt to protect forested areas during project review. | R |
| 4. Grading should be designed to protect the natural terrain and minimize visual impacts. | R |
| 5. Encourage the design of fuelbreaks, shaded when possible, to follow natural contours wherever possible. Brush removal is encouraged for fire protection. | R |
| 6. Encourage local input to all environmental impact reports. | GEN |
| 7. Encourage preservation of areas with rare, unique or endangered wildlife and plants, and archaeological sites of historic, scientific and educational value. | R |
| 8. Encourage strict enforcement of regulations governing the use of off-road vehicles. New subdivisions should consider the potential impacts produced by off-road vehicles. | R |
| 9. Discourage noise, lighting, and signs that detract from and are not consistent with the historic and rural atmosphere. The regulatory process shall consider these potential impacts during project review. | R |
| 10. Discourage off-premise advertising and signs that detract from and are not consistent with the historic and rural atmosphere. Aesthetic impacts shall be reviewed during the regulatory process. | R |

*See page 55 for CODE explanation

CODE

11. Encourage the conservation of natural resources and recycling of all reusable products. Potential impacts in these areas of concern should be reviewed in the regulatory process. R
12. Encourage the preservation of the historical character of the region. Any new mining activity should be controlled to minimize environmental impacts. R
13. Encourage the retention of natural stream channels. Encourage only those uses compatible with potential flooding such as agriculture, parks, and recreation, riding and hiking trails, and other open space activities in floodplain areas. Limit all private buildings and construction from areas subject to recurring major flooding. R
14. Promote those recreational activities and encourage those transportation means which conserve resources and minimize pollution. R
15. Encourage the locating and preserving of historic buildings and sites. R

CONSERVATION

GENERAL GOAL

ENSURE THAT THERE IS CAREFUL MANAGEMENT OF ENVIRONMENTAL RESOURCES IN THE AREA IN ORDER TO PREVENT WASTEFUL EXPLOITATION OR DEGRADATION OF THOSE RESOURCES AND TO MAINTAIN THEM FOR FUTURE NEEDS.

FINDINGS

Conservation may be defined as the planned management, preparation, and wise utilization of natural resources. Because of the local significance of these resources within the planning area, conservation is the main thrust of the Julian Community Plan.

Julian possesses landforms of great scenic beauty which, in their natural state, provide habitat for a rich variety of plants and animals.

POLICIES AND RECOMMENDATIONS:

CODE

Recommend a Resource Conservation Area be created for the south-to-west facing slopes of that portion of Volcan Mountain in the Plan Area. A description of the area's resources follows.

R

VOLCAN MOUNTAIN RESOURCE CONSERVATION AREA (RCA)

Volcan Mountain, which is located in the northeast corner of the Plan Area, rises 1000 feet above the Country Town of Julian. The base of the mountain is bordered by Banner Creek which flows south-eastward into Banner Canyon. Tall oaks, sycamores and poplars, and a lush riparian habitat line the stream. The steeply ascending canyon slopes are covered with thick stands of chaparral interspersed with grasslands that give way to a ridge-top woodland of Incense Cedar, pines, firs and oaks, and mountain meadows. The lower, more easterly slopes support a desert-transition community of creosote scrub. The path of the Elsinore Fault crosses the southern base of the mountain generally following the course of Banner Canyon and Banner Creek.

Protection of the well-developed riparian habitat, the steep and highly erodible slopes and the canyon walls through which the Fault passes is urged. Likewise the majestic beauty of the mixed evergreen forest which is comprised of unusually large specimens should be conserved. Sightings have been reported of the rarely seen Round-leaved Boykinia (Boykinia rotundifolia Parry), the Golden Fairy Lantern Lily (Calochortus amabilis Purdy) and the endemic Humboldt Lily (Lilium humboldtii var. Bloomerianum) and indicate the potential of a rich botanical presence.

The diversity of plant communities on Volcan Mountain provides foraging and nesting habitat to over 100 species of birds ranging from ducks and geese, to the sensitive spotted owl in the coniferous forest along with the colorful warblers and the ever-present juncos, chickadees and nuthatches. Over the grasslands golden eagles, kestrels and kites have been observed. The desert scrub and mesquite provide habitat for the cactus wren, the burrowing owl and the phainopepla. Habitat protection is essential to assure the continued presence of such a variety of birds.

Volcan Mountain's great size (20 square miles) dominates the Julian area. It can be seen from almost any vantage point in the community. Its peaceful, silent beauty derives from the interplay of constantly changing shades of green produced by the component woodland and chaparral species growing on the steep slopes. Views from the mountain top are equally breathtaking. On clear days, broad vistas of the desert and the ocean unfold before the viewer. Volcan Mountain, is held in very special regard by the Julian community as an area of exceptional beauty an area worthy of preservation for the benefit of generations to come.

For at least 1000 years, Kumeyaay Indians occupied Volcan Mountain. Permanent and summer villages were strategically placed in canyons associated with Banner Canyon, Santa Ysabel Creek, and Dan Price Creek. Specialized food processing, religious observance, and hunting sites were located on ridge lines, terraces, and mesas such as Simmons and Ferguson Flat.

Historically, mining, ranching, and lumber activity occurred in the Banner Creek and Volcan Mountain area. Mine shafts, ore crushers, stamp mills, and home sites remain as archaeological ruins and features. These and other landmarks have high historic and archaeological value.

POLICIES AND RECOMMENDATIONS

CODE

1. Historic and prehistoric archaeological sites located within Volcan RCAs shall be evaluated for Historic Landmark Status under Ordinance 7105 and if qualified, shall be designated and rezoned in accordance with Section 5700 of the Zoning Ordinance. R
2. Unique archaeological resources as defined in the County of San Diego Archaeology/History Procedures located within Volcan RCAs shall be preserved in protective open space easements and may be capped with topsoil where threatened by vandalism, and recorded at the Regional Office of the State Historic Preservation Office. R
3. Sensitive biological resources, including habitat and declining plant and animal species, shall be protected by open space easements, buffers and the use of "D" Designators in accordance with the County's Biological Guidelines. R
4. Because of the high aesthetic quality of Volcan Mountain and the special regard in which it is held, development must be sensitively designed to alter as little of the Mountain's facade as possible. All cuts and fills shall be minimized to the extent possible, no reflective roofing materials shall be allowed. All lighting shall be shielded and shall not extend above the horizontal nor be directly visible from the surrounding properties. R

WATER GOAL

ENSURE THAT ADEQUATE WATER SUPPLIES WILL BE AVAILABLE FOR THE LAND USES ESTABLISHED BY THIS COMMUNITY PLAN.

Water is the single most limiting natural resource for the future well-being of the people of Julian. Residents rely solely on groundwater and local wells for their water supply. This groundwater availability is limited due to the presence of granitic rock over most of the planning area. If overdrafting (mining) of water takes place over too long a period, in excess of recharge, groundwater will either physically disappear or become too expensive to pump. San Diego County studies indicate that many areas are not overdrawing their aquifer.

The number of existing legal lots in some portions of the planning area, if developed, could exceed the long term groundwater availability in those locations. If this occurs, transfer of water will be necessary. For these reasons, responsible land use decision-making in the Julian area will require groundwater analysis prior to any major new development.

It is possible to generalize on the ability of various-sized lots to meet the long-term groundwater requirements of an average single family house. This generalization is called "relative safety rating". Relative safety ratings are based on the reserve capacity of groundwater in storage needed to sustain a single family house during a 15 year drought; and the time required to recharge the groundwater system prior to a second 15 year drought.

The average level lot size which generally can be considered "safe" in Julian is five acres. Safe is defined as 45 or more years reserve capacity. The lot can sustain a third 15 year drought without a period of wet years to recharge the groundwater system. However, under some conditions, smaller lots could be "safe" since the average annual groundwater recharge rate is approximately the same as average consumption use by a single family.

Based on this analysis, about 5,280 homes can be accommodated yielding an ultimate population ceiling of approximately 14,250 residents. If additional water sources are identified at a later date, these figures would require revision. These are average statistics, indicating that theoretically there is adequate groundwater in the planning area to support 14,250 people. But the Julian population is concentrated in a few neighborhoods rather than dispersed evenly across the community. Therefore some areas with parcels larger than eight acres will be necessary to offset areas with smaller sized lots. In any event, transfers of water would be necessary to supply a population of 14,250 people. Transfer of water within the planning area does not imply importation of water which does not appear to be feasible.

While the Julian townsite is served by a modern sewer plant, on-site sewage disposal utilizing septic tanks is generally an effective means of filtering pollutants out of effluent reentering the groundwater system. If Septic tanks proliferate and failures become common, groundwater could become contaminated.

FINDINGS

Domestic water supplies in the Julian Planning Area are derived solely from groundwater.

Groundwater in the Julian area is a limited resource.

The overall residential density in the Julian Land Use Element could accommodate one dwelling unit per 5 acres based upon estimated groundwater availability.

POLICIES AND RECOMMENDATIONS

- | | <u>CODE</u> |
|--|-------------|
| 1. Groundwater levels should be monitored in the planning area. Monitoring should be concentrated in area of population concentration. | W |
| 2. Cumulative effects of new development should be carefully regulated and the quality of groundwater constantly monitored. | W |
| 3. Groundwater recharge activities should be increased by retaining and building agricultural ponds and other water bodies to increase infiltration. | GEN |
| 4. Impact analysis of installation of new sewage treatment plants or significant expansion of service should address potential loss of groundwater recharge resulting from conversion of septic tanks. | R,W |
| 5. Cumulative effects of numerous septic tanks on water quality should be monitored. | W |
| 6. Water districts, companies, and similar entities should be encouraged to coordinate and cooperate. | GEN |
| 7. Water districts should develop short and long range plans. | GEN |

VEGETATION AND WILDLIFE GOAL

PREVENT THE UNNECESSARY ALTERATION OF THE NATURAL LANDSCAPE AND WILDLIFE HABITAT WITHIN THE PLAN AREA.

FINDINGS

Of the eight plant communities discussed in the Julian Basic Data Report, three of them represent significant natural resources -- meadows, woodland, and woodland-grass.

Meadows are uncommon habitat types in arid San Diego County and may support rare and endangered plants. The planning area contains 609 acres of meadows, most of which are used for agriculture.

Limited data exist on the status of wildlife.

Officially recognized rare or endangered species of flora and fauna are known to exist in the planning area.

At least eighteen species of wildlife in the planning area are known to have depleted or declining populations.

Mule deer and mountain lions exist in the Julian area.

Several species of pine beetles have caused varying amounts of damage to native pine trees; these species could cause sporadic damage to forests.

Residential development potentially decreases native wildlife, with some exceptions.

The Julian Community Planning Area contains several unique natural habitats of regional significance, including meadows, forested areas, and riparian woodland habitats, some of which support rare and endangered plant species. The diversity and uniqueness of these habitats result in part from the community's location at the transition between two very different climatic and topographic environments. The Banner Grade area in particular exhibits varied changes in vegetative cover making this a valuable area for study of changing faunal populations. This area has a significant and diverse population of wildlife. If habitat areas are disturbed, significant alterations in animal populations may result.

POLICIES AND RECOMMENDATIONS

Indiscriminate grading and removal of natural vegetation should be minimized. Cumulative effects of habitat disturbance are especially significant and should be addressed during evaluation of environmental impacts of discretionary proposals.

CODE

R

ARCHAEOLOGY AND HISTORY GOAL

PRESERVE AND ENHANCE EXISTING ARCHAEOLOGICAL RESOURCES AND PROVIDE ADEQUATE PROTECTION FOR THOSE SITES THAT ARE, AS YET, UNDISCOVERED.

FINDINGS

Julian has a long history of human habitation from Indian times through the nineteenth-century gold rush to the present. Indians lived throughout the planning area when early Spanish and Mexican explorers passed through. Due to the nature of early Indian technology, certain areas within the Julian Community (particularly those on high ground near running water and oak groves) have a high potential for significant archaeological sites.

Mining days in Julian are an integral part of nineteenth-century California history. The Julian townsite was laid out in the 1870s to house miners, and an architectural style evolved from the early buildings and many original buildings remain in use today.

FINDINGS

The Julian area was previously occupied by the Kumeyaay or Diegueno people, until displaced during the 19th century by Europeans.

The Kumeyaay lived in fixed villages by seasons, but traveled to special resource camps during the year.

Riparian and southern oak woodland plant communities served as rich food resource areas and centers for habitation. Rock outcrops in or around oak woodland areas were frequently used as grinding sites.

Heise Park was found to contain several temporary camps and milling stations.

The site of the previous Girl Scout Camp, Camp Winaka, apparently contains an historical Kumeyaay Village site.

Known archaeological sites and areas of high potential for archaeological sites have been identified within the planning area.

Julian contains an extensive and well-preserved history dating back over one hundred years.

Many buildings remain standing in Julian from the mining days and should be preserved.

The Julian townsite is a County Historic District and was officially registered as a California Historical Landmark #412 on November 15, 1942; however it is not listed on the National Register.

POLICIES AND RECOMMENDATIONS

Location of potential and known sites of archaeological significance should be delineated as Archaeological Resource Conservation Areas. Wherever an environmental analysis is required by the Planning and Environmental Review Board (PERB), archaeological surveys within these conservation areas would aid in protection of the archaeological history of previous cultures.

CODE

R

MINERALS GOAL

ENCOURAGE THE JUDICIOUS USE OF MINERAL RESOURCES WITHIN THE JULIAN PLAN AREA.

FINDINGS

1. Gold is the primary valuable mineral known to exist in the planning area and its presence was a major factor influencing community development. A nickel deposit has been located in one mine. Usable building materials are scarce. Rock, sand, and gravel deposits are small and scattered, but Julian schist might be used as a decorative stone.

POLICY AND RECOMMENDATIONS

CODE

The Bureau of Land Management is encouraged to retain its lands where mineral deposits or mining claims occur.

GEN

FOREST CONSERVATION GOAL

NEW DEVELOPMENTS SHALL BE DESIGNED SO AS TO PROTECT TIMBER RESOURCES TO THE MAXIMUM EXTENT POSSIBLE.

FINDINGS

Forest resources in Julian are of value primarily for aesthetics and for firewood. Large scale logging does not occur.

POLICIES AND RECOMMENDATIONS

CODE

1. Forest resources should be protected through regulatory review.
2. Selective cutting and regeneration may be encouraged for reasons of aesthetics, wildlife management, and good forestry practices.

GEN,R

R

NOISE GOAL

ENCOURAGE NOISE REDUCTION TO PRESERVE THE QUIET RURAL ENVIRONMENT OF THE PLAN AREA; SUPPORT REGULATORY MITIGATION OF NOISE IMPACTS ALONG THE MAIN THOROUGHFARES, HIGHWAYS 78 AND 79.

FINDINGS

Noise is a significant environmental problem in the Julian Planning Area. The noise sources are localized along Highway 78 and 79 and noise levels are expected to reach significant proportions during the life of the plan.

POLICIES AND RECOMMENDATIONS

CODE

Specific or generalized impacts of mitigating measures are adequately addressed in the County Noise Element and environmental impact reports on proposed projects.

GEN,
R

AIR QUALITY GOAL

DISCOURAGE THE LOCAL PRODUCTION OF AIR-POLLUTING EMISSIONS IN THE PLAN AREA.

FINDINGS

Julian is a rural community with a small population dispersed over a wide area. As such it is probably one of the communities within the County least affected by regional air quality problems. Julian's air quality is largely

determined by emission sources in the surrounding areas, especially to the west. To a lesser extent this air quality is affected by weekend tourist traffic. The contribution of local resident activities is probably only a minor factor by comparison.

Most of the factors which determine Julian's air quality are not within the community's power to influence. Nevertheless, there are things the community can do in the future to improve both the local and regional air quality situations.

POLICIES AND RECOMMENDATIONS

CODE

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|---|------|
| 1. Land uses should be integrated to allow residents ready access to a variety of small scale commercial activities. | DPLU |
| 2. Group transportation should be encouraged where economically feasible. | R |
| 3. Prescribed burning of brush in rural communities such as Julian should be accommodated, despite negative impacts on air quality, in order to reduce fire hazard. | GEN |

OPEN SPACE

The Open Space Element identifies and describes the open space uses in the Julian community and contains policies to protect these open spaces. It is intended that the policies contained herein will more specifically detail the open-space uses and policies pertaining to the Julian area.

Categories of Open Space

Open space can be defined as any parcel or area of land or water which is unimproved and devoted to any open-space use that includes the preservation of natural resources, managed production of resources, outdoor recreation or the protection of public health and safety. The term open space is not synonymous with open space easement.

The following categories of open space provide the basic framework by which open space preservation might be implemented. This element incorporates existing park and recreational development in the Julian area, identifies environmental features, analyzes their significance and specifies areas suitable for open space protection (see Map on page 16).

Managed Open Space -- Natural flora and fauna with unique or representative vegetative and wildlife features, areas containing seismic hazard, outdoor recreational areas, floodplains, and historic sites are in this category. The following areas are designated as managed open space:

1. Cleveland National Forest lands
2. Bureau of Land Management lands
3. County Parks
4. Elsinore Fault
5. Floodplains
6. Historic Sites
7. State Parks

Functional Open Space -- Agricultural lands, scenic corridors and areas of steep terrain are included in this category. The following areas are designated as functional open space:

1. Agricultural lands as designated in the Land Use Element.
2. Scenic corridors as designated in the Scenic Highway Element.
3. Areas of steep terrain in excess of 25% slope.

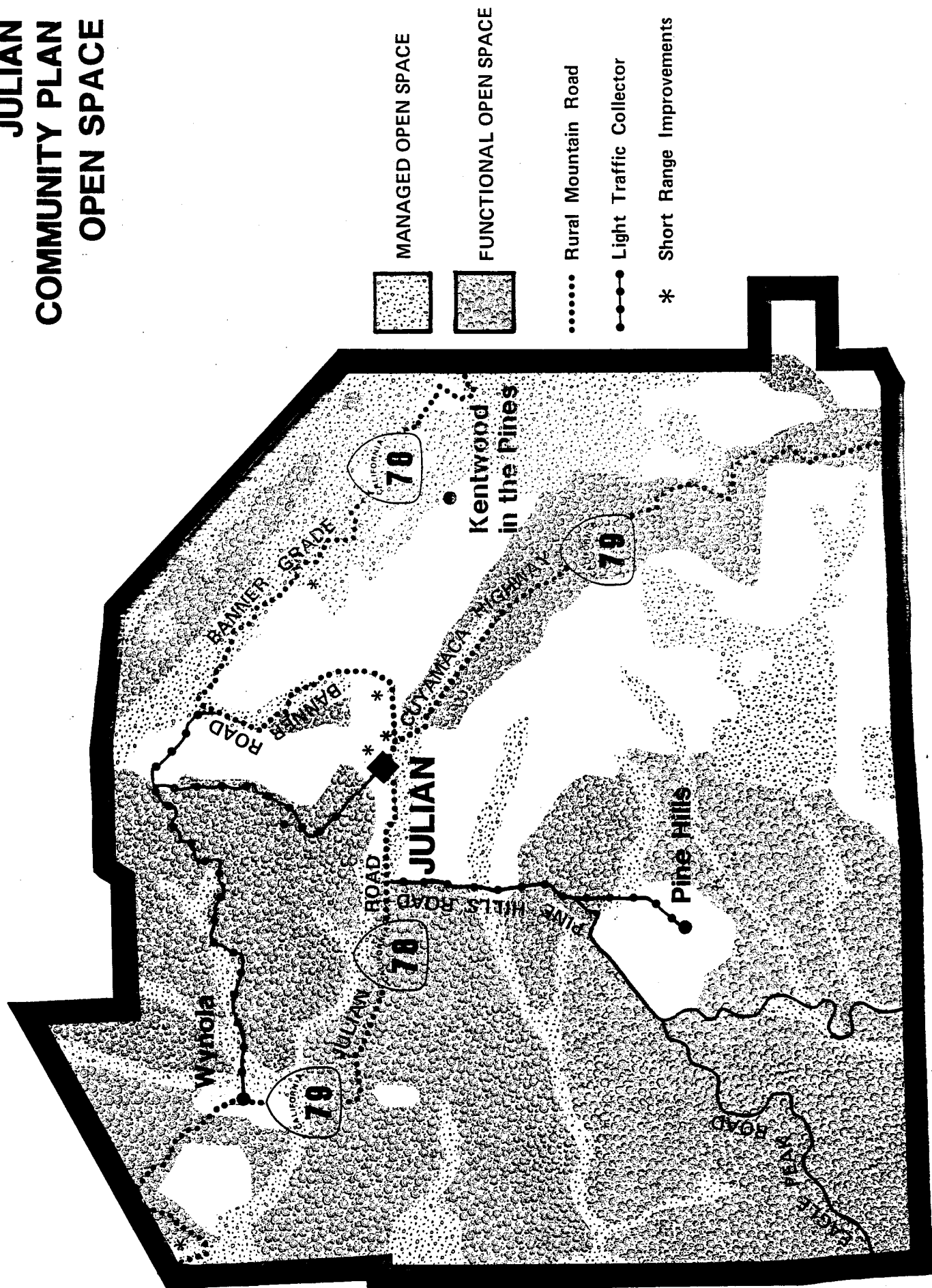
OPEN SPACE GOAL

ENCOURAGE THE PRESERVATION AND CAREFUL MANAGEMENT OF OPEN SPACE.

FINDINGS

Over 90% of the planning area is undeveloped. Some of this land is in agricultural preserves. Much of the undeveloped land is over 25% slope.

JULIAN COMMUNITY PLAN OPEN SPACE



Certain open space lands are in public ownership. These include:

- a. U. S. Forest Service
- b. Bureau of Land Management
- c. San Diego County
- d. Special Districts
- e. State Parks

Some open space areas have been developed for recreational purposes. These include:

- a. William Heise County Park.
- b. The small picnic park at the Julian Museum.
- c. The half-mile nature trail in Inaja Memorial Park.
- d. Minimal improvements at the Community Services District property.

Open space is the primary factor contributing to Julian's rural character. Neighborhoods are well defined by large expanses of intervening unimproved areas of exceptional scenic beauty. Pressures to develop these resources or the locations where they exist is not as great in Julian as in other more accessible areas of the County. Demand is rising, however, and local open space is of sufficient high quality in the Julian area that protection is warranted. In preparing the Open Space Element for Julian, environmental factors were rated for their appropriateness as open space and integrated to produce a composite open space suitability map. These factors were rated for areas of high, medium, and low suitability for open space protection.

POLICIES AND RECOMMENDATIONS

CODE

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|--|--------------|
| 1. A variety of open space facilities should be protected to serve the needs of the Julian Community. | GEN |
| 2. Cooperation between all levels of government and private organization should be encouraged in the areas of management, conservation and protection of open space resources. | GEN |
| 3. Provisions should be made to ensure citizen input from all elements of the community into the development, design and evaluation of recreation and open space facilities. | DPLU,
DPR |

PUBLIC SAFETY, FACILITIES AND SERVICES

INTENT

The Julian Public Safety Element is intended to reduce loss of life, injuries, damage to property and economic or social dislocations resulting from fire, flooding, geologic occurrences and crime.

FIRE PREVENTION AND PROTECTION GOAL

PROVIDE THE FACILITIES AND LEVEL OF SERVICE NECESSARY TO PROTECT THE RESIDENTS OF THE PLAN AREA.

FINDINGS

Fire hazard in the Julian community is rated by the national insurance board as the highest hazard level (10 on a scale of 10). It is within the area of highest fire danger in San Diego County. This high hazard rating is due to several factors: presence of dense and flammable vegetation, steepness of slope, dry and windy climate, and the presence of people. The first three factors affect the size and rate of spread of a fire, but the presence of people increase incidence of fire ignition. Portions of the planning area accommodate people but have no form of communications with emergency personnel.

Within the planning area, fire hazards are somewhat greater in the Harrison Park area than near Spencer Valley. In the southeastern area, vegetation is thicker and dryer, water is more scarce, and the topography creates fire fanning conditions likened to a wind tunnel. By contrast, Wynola has more available water and orchards which function as fuel breaks. Although many fires have occurred over the years, flammable vegetation has grown back in the burned area in just a few years, and establishes a high fire-hazard level.

Water is a primary fire fighting tool and is in short supply in the Julian Community Planning Area. Any form of water storage is desirable.

Some conflict between ideal fire-safety standards and preservation of historical sites in Julian may arise. Historic setbacks, alley widths and building materials in particular, may cause problems.

Recommendations for fire safety fall into four categories: education and prevention, equipment, circulation, and land use regulation.

POLICIES AND RECOMMENDATIONS

CODE

(Education and Prevention)

1. Degree of fire hazard and precautionary measures should be well publicized throughout the planning area, with special attention to visitors. GEN
2. Controlled burning or mechanical brush thinning should be used to reduce fire hazard. GEN
3. Encourage the education of local property owners as to the value of brush clearance, shaded fuelbreaks, and compliance with the County and State code is needed. GEN
4. Camp operators shall be encouraged to identify the location of safety areas, describe emergency escape routes and supervise fire drills.

(Equipment)

5. All forms of water storage should be encouraged, including: R
Agricultural ponds;
Recreation ponds at public parks;
Readily available water for fire fighting in subdivisions and public parks; and
Exploration of mandatory reserves in tanks for neighborhood water distribution.
6. All connections provided for fire fighting use in proposed discretionary permit applications should provide for standardized hardware. R
7. Coordination of all local fire fighting equipment and personnel should be encouraged. GEN

(Circulation)

8. All roads leading to occupied structures should be large enough to accommodate emergency vehicles. R
9. To promote access to hazardous areas, emergency easements should be negotiated at appropriate intervals.
10. All road names and house numbers should be posted clearly to aid identification in emergency situations. GEN
11. Trails should be laid out with some regard to fire safety and all trails should be cleared. Similarly, regular stopping points on trails should be cleared and maintained. GEN, DPR, DPW
12. At least two access routes should be provided to new subdivisions; one of which may be for emergency use only. R

(Land Use Regulation)

CODE

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|--|-----|
| 13. All hazardous uses should be identified including the propane storage yard, individual propane tanks, gas stations, and likely locations for outdoor operation of stationary machinery. These areas should be properly cleared and equipped with fire extinguishers. | GEN |
| 14. Fire prevention officials should continue to make recommendations for lot splits and subdivisions. | R |
| 15. Shaded fuel breaks and other forms of vegetation management should be encouraged to reduce fire hazard. | R |

FLOOD SAFETY GOAL

MINIMIZE FLOODING HAZARDS THROUGH CAREFUL PLANNING AND CONSTRUCTION

FINDINGS

Because the terrain in Julian is so rugged, flooding is an unlikely threat. Floodplains have been identified along major creek beds but are generally less than 300 foot wide bottoms of steep canyons.

Many small, earthen dams exist in the planning area. They are generally located so that a rupture in the dike would allow water to disperse before any damage could be done. In researching potentially hazardous dams throughout San Diego County, the Office of Emergency Services identified no such structures in the Julian area.

Small dams have beneficial effects on wildlife and groundwater.

GEOLOGICAL HAZARDS SAFETY GOAL

MINIMIZE GEOLOGICAL HAZARDS THROUGH CAREFUL PLANNING AND CONSTRUCTION.

FINDINGS

Landslides, erosion, and earthquakes constitute the primary geologic hazards. Most of the planning area is sited on stable bedrock, primarily granitic rock, and is resistant to landsliding. Topsoil erosion potential is high, however.

The Elsinore Fault runs through Banner Canyon, about three miles from the townsite.

An earthquake having a magnitude of 7.6 on the Richter scale is estimated to occur somewhere along the Elsinore Fault System at an average interval of 60 years. A seismic event of this magnitude can cause considerable damage to certain types of buildings in the Julian community. Large structures and inherently unstable soils which compound seismic hazard are uncommon in Julian,

and the vast majority of existing buildings are of wood frame construction flexible enough to withstand severe groundshaking. However, some of the historic buildings are expected to suffer major structural damage and, quite possibly, collapse.

In the Julian Planning Area, an interim ordinance mandated by the County Seismic Safety Element will require geologic reports for all discretionary and ministerial permit applications which propose structures for human occupancy in the County-designated Elsinore Fault-Special Study Zone. Boundaries of the County-designated Elsinore Fault-Special Study Zone shall be coincident with the State Division of Mines and Geology Elsinore Fault-Special Study Zone upon delineation by the State.

CRIME SAFETY GOAL

ENCOURAGE CRIME REDUCTION THROUGH PERSONAL SAFETY MEASURES

FINDINGS

Crime rates in Julian are relatively low and most crime seems to be committed by visitors to the area, but crime rates probably will increase with population growth. Primary offenses are burglary and theft. The large number of vacation homes, usually vacant mid-week and in winter, are ready targets for such activity. Large parcel sizes also contribute to burglary potential, as most homes are not visible from streets or neighboring yards. Residents in this rural community seem to favor residential seclusion, even at the expense of hampered crime detection.

POLICIES AND RECOMMENDATIONS

CODE

Installation of anti-intrusion hardware is encouraged. Dawn to dusk or similar exterior illumination is not encouraged.

GEN,
R

CIRCULATION

GENERAL GOAL

DEVELOP A CONVENIENT, SAFE, AND BALANCED CIRCULATION SYSTEM FOR TRANSPORTATION NEEDS IN JULIAN.

INTENT

The Circulation Element identifies and analyzes circulation needs in the Julian Community and contains policies and recommendations to meet those needs. The Julian Circulation Element was drafted after careful consideration of the General Plan Circulation Element and responds to needs and policies identified in the Countywide document.

The Circulation Element describes the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals and facilities, all correlated with the land use element.

ROADS GOAL

ENCOURAGE A SMOOTH FLOW OF TRAFFIC THROUGHOUT THE PLAN AREA.

FINDINGS

The Julian Planning Area is served by a road network consisting of two-lane State Highways and local County roads. All the area's centers of population have access to this network.

The area lends itself to private motor vehicle transportation because of its remoteness and low population density.

Excluding local traffic, 90 percent of through trips are regional trips, of which 60 percent are for recreational purposes.

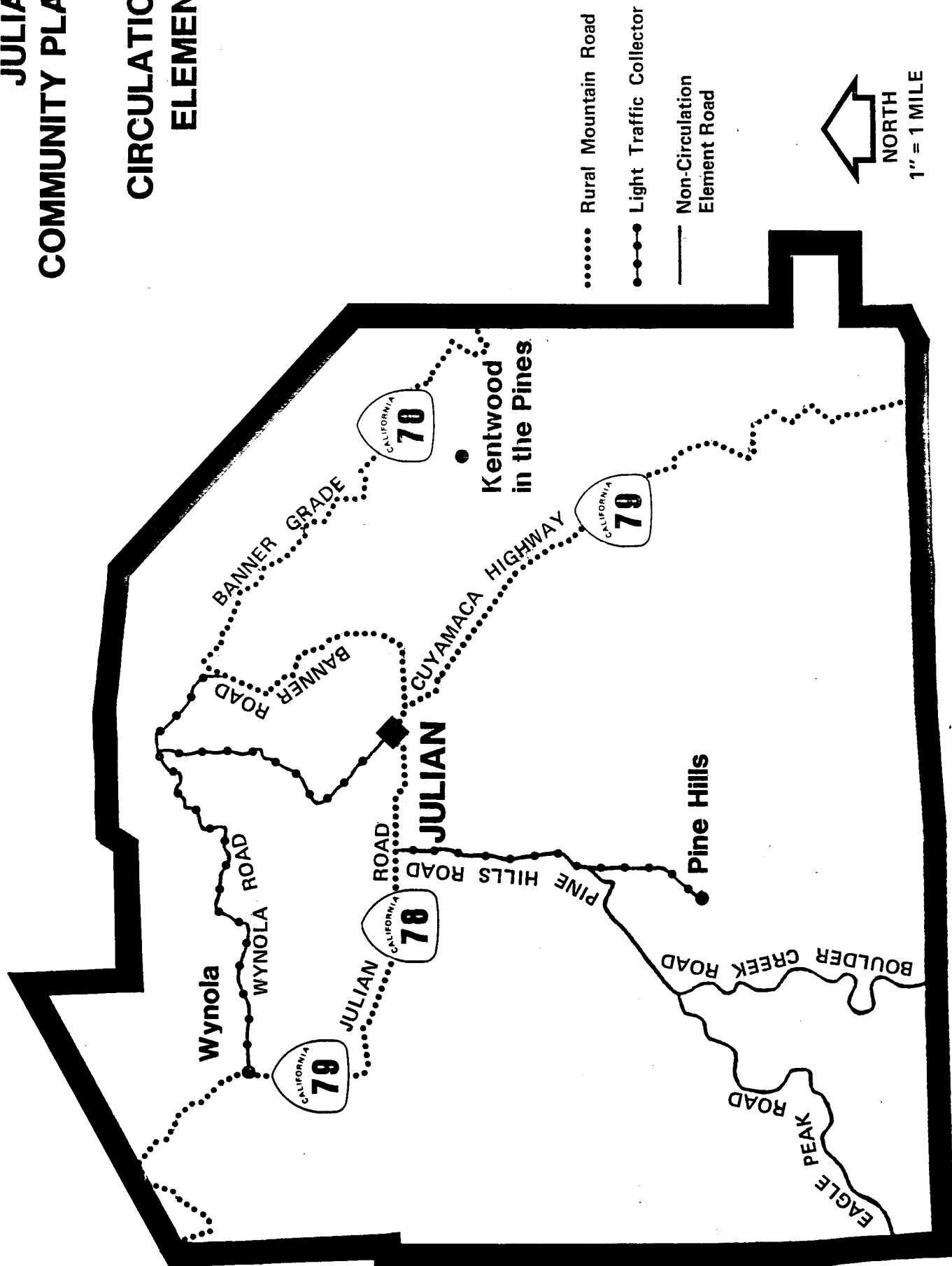
Planned roads on the present County Circulation Element for the Julian Area are in excess of need based on traffic projections.

Regional traffic projections beyond 1995 indicate the need for an additional north-south road to supplement SR79 if additional lanes are not provided on SR79.

There are two primary routes linking metropolitan San Diego with the planning area: State Highway 78/79 from the west (78 from the west and 79 from the north merge in Santa Ysabel) and State Highway 79 from Interstate 8, via Cuyamaca, from the south. Additionally, State Highway 78 provides access to Julian, via Banner Canyon, from the Anza Borrego desert to the east (see Map on page 23).

JULIAN COMMUNITY PLAN

CIRCULATION ELEMENT



Principle County roads in Julian are Wynola Road, Pine Hills Road, Frisius Road, and Farmer Road. Smaller paved collector streets serve residential neighborhoods, as do unpaved public and private roads.

Snow removal service is provided on State Highways and County maintained roads. Curbs and gutters are neither necessary nor desired by residents.

TRAFFIC COUNTS

Highway 78 -- Traffic Volume History

	<u>1970</u>	<u>1975</u>	<u>1980</u>	<u>1985</u>
At Pine Hills Road	1,900	2,350	3,250	4,050
At Main and Washington	2,800	3,350	4,050	5,400
At Highway 79 South	1,700	2,200	3,650	3,500
At Canyon Drive	1,000	1,150	1,600	2,300

Highway 79 -- Traffic Volume History

	<u>1970</u>	<u>1975</u>	<u>1980</u>	<u>1985</u>
At Highway 78	1,300	1,400	1,650	2,250

SOURCE: CALTRANS

On Highway 78, at Main and Washington, the greater traffic counts are a result of locally generated traffic. At the present time, Highways 78 and 79 are operating at well below capacity. Accident rates, as shown below are below the State-wide average.

Accident Data -- 1986

	<u>Total</u>	<u>Fatal</u>	<u>Injury</u>
Highway 78 -- Number of Accidents	47	0	3
Highway 79 -- Number of Accidents	6	0	3

Accident Rates

Highway 78:	1.94 Accidents Per Million Vehicle Miles.
Highway 79:	1.62 Accidents Per Million Vehicle Miles.
State-wide Average:	3.27 Accidents Per Million Vehicle Miles.

SOURCE: CALTRANS

Traffic in the planning area is generated primarily from nearby metropolitan areas, as current traffic data illustrate.

The currently adopted County Circulation Element proposes an ultimate system of prime arterials and major roads through the planning area in excess of foreseeable demand. Principle components of the County wide element are displayed on the accompanying map. The Julian Circulation Element forecasts reasonable local and regional demand through the life of this plan and a few years beyond. Short and long range recommendations are based upon these projections.

Short Range Issues -- Secondary access is a major concern in populated areas such as subdivisions and regional parks. Under emergency conditions, evacuations of residents and access by emergency vehicles is restricted where only one road exists. This situation is particularly serious for the residents living off Harrison Park Road and in Julian Pines.

Traffic on steeper portions of the state highways through Julian is congested because of slow moving vehicles. Desirability of turnout and passing lanes has been identified in the policies and recommendations.

Due to topography and road alignment, several potential view sites have been identified. On a clear evening, lights from metropolitan San Diego are visible from above the Convair campground. Banner Grade provides several views of changing vegetation, geologic phenomena, historic sites and distant vistas.

Direct residential access is provided to state roads through the Julian Planning Area with many driveways adjoining these routes. As traffic increases on these highways, cars transitioning to and from a growing number of access points will add to the traffic hazards, congestion and accidents.

Long Range Issues -- Increases in regional recreational travel and local growth are reflected in local traffic patterns. Over the ten-year period, from 1975 to 1985, average daily traffic counts have increased on an average of 89 percent on Highway 78, and increased 62 percent on Highway 79. Projections by the County and State CLATrans foresee further increases by 2005.

POLICIES AND RECOMMENDATIONS:

CODE

- | | |
|--|--------------|
| 1. Study a by-pass routing of Highway 78/79 around downtown Julian. | DPLU,
DPW |
| 2. Provide off-street parking in downtown Julian. | DPLU,
DPW |
| 3. Provide passing lanes, turnouts, and left turn pockets on major roadways. | R |
| 4. Provide turnouts and parking facilities on major roadways at scenic view points. | GEN |
| 5. Establish bicycle/pedestrian lanes on rural mountain roads and light collectors where feasible within existing rights-of-way. | R |

6. Street lighting shall be restricted to major road junctions to improve night driving safety.	CODE R DPW
7. Design roads to follow natural contours, avoid grid pattern streets, minimize cuts and fills and the disturbance of natural rock-outcroppings and trees wherever possible.	R DPW
8. Minimize urban improvements such as vertical berms, curbs, gutters, and sidewalks to preserve the rural atmosphere of the community.	R DPW
9. Encourage retention of public transportation between the Julian Area and the major population centers (Ramona, Escondido, San Diego, and Borrego Springs).	R DPW
10. Increase sight-distances, improve shoulder to facilitate emergency parking, and other major realignments should be undertaken by the State along portions of Highway 78 and 79 to improve traffic flow, promote safety, and reduce traffic accidents.	GEN
11. Passing lanes and turnouts are necessary. They should be well marked and of adequate length and located to ensure easy traffic merging. Areas to install snow chains could be expanded for this purpose.	GEN DPW
12. The unpaved shoulder on Highway 79 .1 mile south of Inspiration Point should be improved as a potential view site.	GEN
13. Turning lanes are recommended at the following locations: A. Deceleration lanes onto Pine Hills Road. B. Left turn lane from Highway 78 into Julian High School. C. Left turn lane from Highway 78 onto Highway 79. D. Left turn lane from Highway 78/79 onto Wynola Road. E. Left turn lane to Harrison Park.	GEN
14. It is recommended that localized access problems be resolved by residents and the appropriate governmental agencies. Emergency secondary routes and other identified problem areas are particularly important.	GEN DPLU
15. Outdoor floodlights on or near highways shall be shielded or directed so they are not hazardous to night drivers.	R
16. As traffic flow through the townsite becomes hazardous or unreasonably congested, solutions to smoother circulation should be determined jointly by the California Department of Transportation, County Planning Agencies, and the Julian Community Planning Group.	GEN
17. Any land division along State Highway 78 or 79 which would create two or more lots of four acres or less should provide common access to the highway or otherwise satisfy the engineering and safety requirements of CALTRANS and the County.	R

CODE

18. Businesses locating along a state highway should coordinate the use of well-marked driveways. Provision of an entrance and exit which prevent cars from backing onto the highway would relieve potential congestion. R
19. Blend roads into the natural terrain and minimize urban improvements such as vertical berms, curbs, gutters, street lights and sidewalks to preserve the rural atmosphere of the community. R

TRAILS GOAL

ENCOURAGE THE CREATION AND MAINTENANCE OF A TRAIL SYSTEM THROUGH THE SCENIC PORTIONS OF THE PLAN AREA.

FINDINGS

Residents of Julian express great interest in being able to enjoy their vicinity at close range - on foot, on horseback or by bicycle. In addition, Julian's recreational orientation provides further demand for local trails.

Currently no official public trails exist through the planning area except for those internal to Heise park and Inaja Monument Park, although the California Riding and Hiking Trail is located immediately to the east of the planning area. This trail is considered a temporary alignment to be formalized as the Pacific Crest Trail. To develop the Julian trails system, commonly used existing routes were inventoried. These routes primarily included the following destinations:

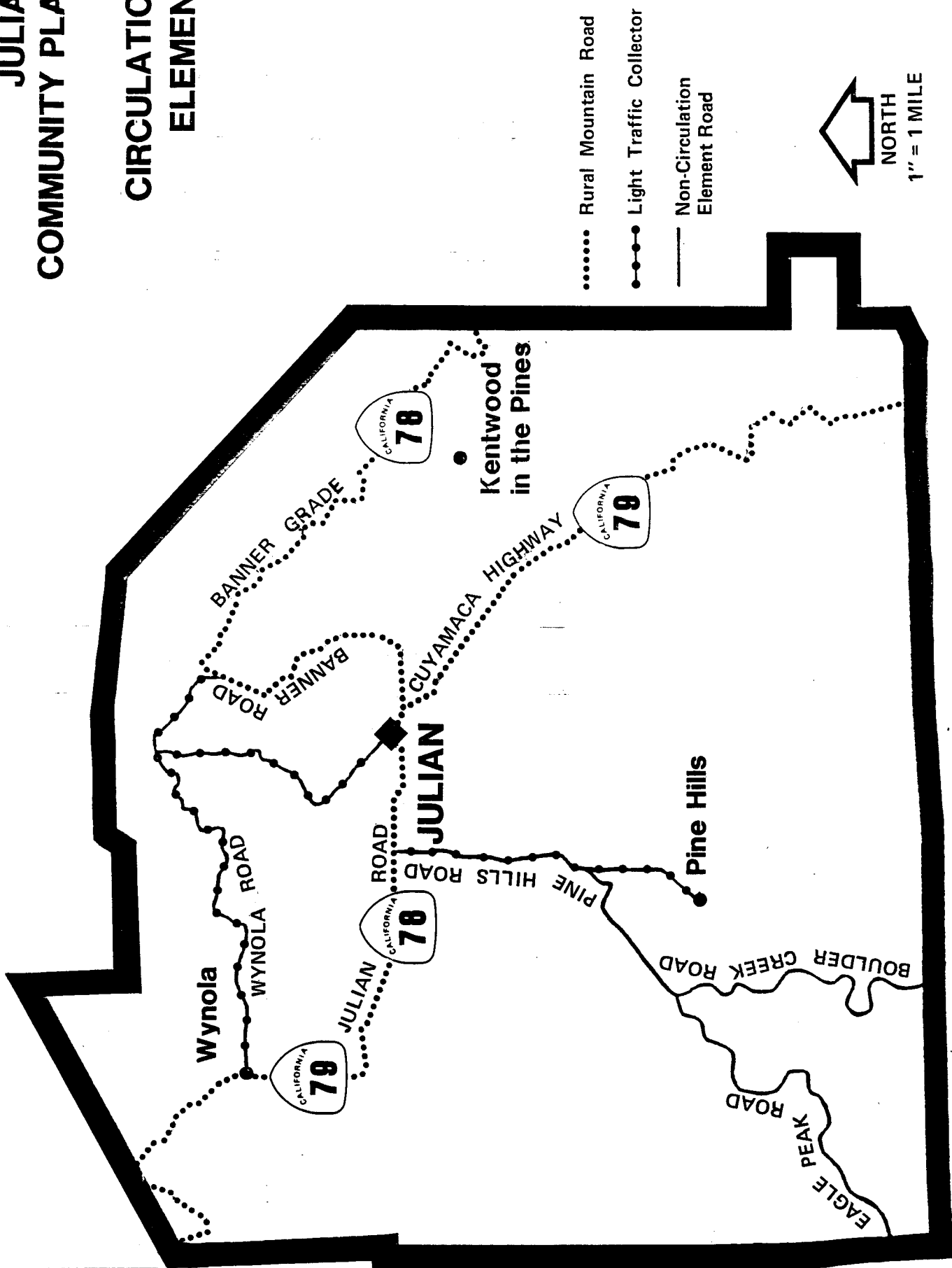
1. Julian Townsite
2. Santa Ysabel
3. Heise Park
4. Cuyamaca State Park
5. Eagle Peak Road to El Capitan Reservoir
6. Pacific Crest Trail/California Riding and Hiking Trail

The adopted County Bicycle Element designates a bicycle path from Santa Ysabel along 78/79 through Julian and south along 79 to Lake Cuyamaca. Another leg of the trail goes to Banner via Highway 78.

Steep terrain and thick vegetation are major determinants of riding and hiking trail alignments. Many local landowners have allowed riders to cross their property by special arrangement, but access by the general public remains limited.

JULIAN COMMUNITY PLAN

CIRCULATION ELEMENT



POLICIES AND RECOMMENDATIONS

CODE

- | | |
|---|------------|
| 1. Major road alignments or widenings should include provisions for paved shoulders with bicycle lanes. | R,
DPW |
| 2. Immediate improvement of a bike trail between the townsite and Julian schools, by way of Cape Horn Road, should be negotiated to allow safe bicycle travel for children. | DPW |
| 3. Pine Hills Road and Frisius Road to Heise Park should be made safe for bicycles as soon as possible. | GEN |
| 4. A safe bicycle route should be provided from Kentwood and Whispering Pines to the Julian schools. | DPLU,
P |
| 5. Care should be taken when designing trails to allow cattle full use of pastures, prevent them from wandering off property, and protect them from mischief by trail users. | GEN |
| 6. Use of trails should be carefully regulated. Signing should indicate public trails, caution against trespassing, and convey high fire danger warnings and precautions. Closing trails when fire hazard is high should be considered. | DPW |
| 8. Proposed trails should cross public lands for the greatest portion of their length. | DPLU,
P |

SCENIC HIGHWAYS

GOAL

RECOGNITION THAT THE MAJOR ROADS AND HIGHWAYS PROVIDE VIEWS OF SCENIC VISTAS THROUGHOUT THE PLAN AREA.

INTENT

The Julian Scenic Highway Element was prepared to ensure enhanced enjoyment and utilization of scenic resources in the planning area. The Julian Scenic Highway Element is intended to support the policies contained in the Scenic Highway Element of the General Plan. Policies and action programs contained herein will more specifically detail the scenic highway designations and policies pertaining to the Julian area. This Scenic Highway Element establishes interim measures to protect all scenic corridors in advance of official designation.

Situated at the junction of three major travel routes through San Diego's back country, Julian is a natural destination for recreational drivers on recreational trips through the mountains, and for drivers heading into or out of the desert. The transition between two very different geographic zones - the coastal plain and foothills to the west and the desert to the east - creates added scenic interest as wooded slopes give way to spectacular vistas.

FINDINGS

All major roads through the Julian Planning Area are State Highways which meet the guidelines for official California scenic highways primary routes through the community in that they:

- ° are through-roads linking major recreational and historic areas as well as joining existing scenic corridors;
- ° offer scenic vistas and pass through beautiful countryside;
- ° are utilized for one day sightseeing.

Julian displays scenic beauty unrivaled in most of San Diego County. People traveling through enjoy spectacular vistas of the desert and inland valleys. Changing seasons are evident as roads pass through wooded canyons, open meadows and grassy rolling hills. These scenic characteristics have made the planning area attractive for permanent residences and vacation homes. Because major development has occurred outside the visual corridors of main roads, the sensation of expansive open space remain unspoiled.

Analysis of scenic characteristics in the planning area covered the following segments of the state highways:

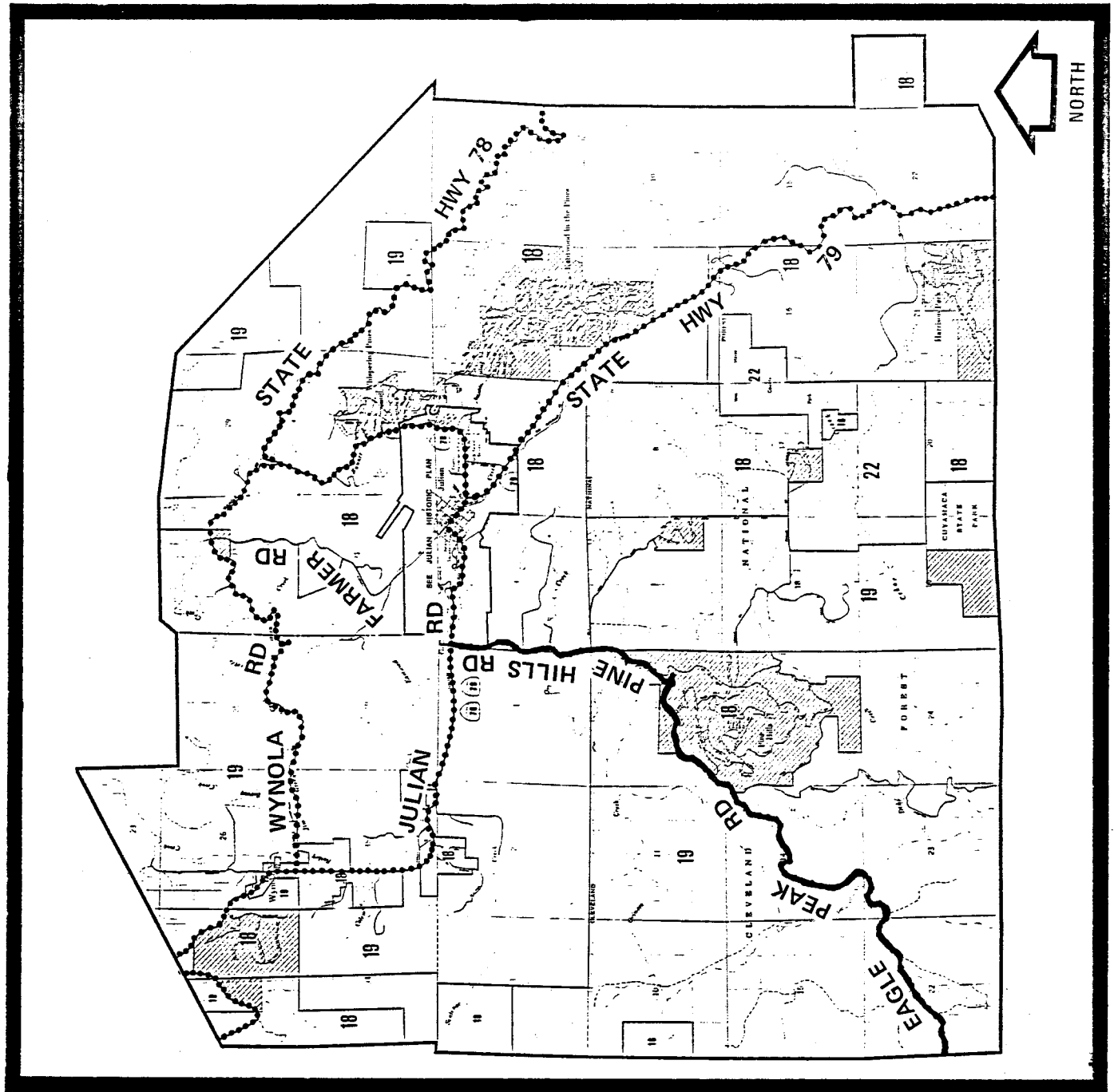
- ° State Highway 78 up Banner Canyon and along Wynola Road through steep canyons, rolling hills and scenic agricultural lands. Highway 78 enters San Diego County from Imperial County to the east and passes through Anza-Borrego Desert State Park, where 18.2 miles are already officially designated.
- ° State Highway 79 approaching the townsite from the south, winding along the ridge line between forested or grassy hillsides and spectacular desert vistas. Highway 79 travels from Interstate 8 through scenic Cuyamaca State Park and passes the state owned vista site at Inspiration Point.
- ° State Highway 78/79 from the junction of 78 and 79 through the townsite to Santa Ysabel. The view from the road alternates between enclosed wooded areas and wide open meadows, and includes opportunities for tourists to stop at roadside fruit stands. Highway 79 continues past Lake Henshaw to Warner Springs and 78 travels to Ramona and Escondido.

POLICIES AND RECOMMENDATIONS

- | | <u>CODE</u> |
|--|-------------|
| 1. Scenic highways should be implemented for these roads shown on the accompanying map (see Map on page 32). | DPLU,P |
| 2. Buildings and structures shall be so designed and located on the site as to create a harmonious relationship with surrounding development and the natural environment; | R |
| 3. Buildings, structures, and plant materials shall be constructed, installed, or planted so as not to unnecessarily obstruct scenic views visible from the area: | R |
| 4. Potentially unsightly features shall be located so as to be inconspicuous from streets, highways, public walkways, and surrounding properties, or effectively screened from view by planting and/or fences, walls, or grading; | R |
| 5. Insofar as feasible, natural topography, vegetation and scenic features of the site shall be retained and incorporated into the proposed development; | R |
| 6. Any grading or earth moving operation in connection with the proposed development shall be planned and executed so as to blend with the existing terrain both on and adjacent to the site, and vegetative cover shall be provided to hide scars on the land resulting from such operations. | R |

SCENIC HIGHWAYTM RECOMMENDATIONS

RECOMMENDED
SCENIC HIGHWAYS



COMMUNITY DEVELOPMENT

AGRICULTURE GOAL

PROMOTE LONG-TERM AGRICULTURE IN THE JULIAN AREA.

POLICIES AND RECOMMENDATIONS:

CODE

- | | |
|--|-----------|
| 1. Encourage agriculture, particularly fruit, tree farming, and livestock grazing to provide and conserve open space. | GEN,
R |
| 2. The combination of agriculture with other activities shall be allowed to provide an economic advantage to agriculture in competing with the forces of urbanization. | GEN |
| 3. Urban sprawl shall be discouraged in order to preserve agricultural resources. | GEN |
| 4. Encourage the use of reclaimed water for irrigation. | R |
| 5. Discourage nuisance-prone heavy agriculture such as commercial productions of poultry and swine. | P |

RESIDENTIAL DEVELOPMENT GOAL

ACCOMMODATE RESIDENTIAL DEVELOPMENT THAT WILL ENHANCE THE RURAL ATMOSPHERE AND QUALITY OF LIFE THAT IS SOUGHT BY THOSE WHO CHOOSE THE JULIAN AREA FOR THEIR PLACE OF RESIDENCE

POLICIES AND RECOMMENDATIONS:

CODE

- | | |
|---|-----------|
| 1. Innovative land planning in Julian is essential to preserve the natural open space (areas of visual impact, meadows, hillsides, forested areas, rock outcroppings, etc.) | P,R |
| 2. Extensive or severe grading shall be prevented by tailoring development to the character of the natural terrain. | R |
| 3. Encourage a variety of housing while maintaining and promoting a rural residential atmosphere. | R,
ARB |
| 4. Groundwater concerns shall be a limiting factor to the approved density of mobile home parks, Policy 3.8 of the Land Use Element notwithstanding. | R,W |
| 5. Encourage street planting of native vegetation, landscaping of private property, and the placing of utilities underground in residential areas. | R,
ARB |

COMMERCIAL DEVELOPMENT GOAL

COMMERCIAL DEVELOPMENT SHALL BE COMPATIBLE WITH THE RURAL AND HISTORICAL ENVIRONMENT, SHALL PROTECT THE QUALITY OF RESIDENTIAL LIVING, AND SHALL EXPAND WITHIN EXISTING ESTABLISHED COMMERCIAL LAND USE PATTERNS WITHOUT EXTENDING EXISTING COMMERCIAL STRIPS.

POLICIES AND RECOMMENDATIONS:

CODE

- | | |
|--|-----------|
| 1. Prohibit those commercial activities which generate visual unsightliness, excessive noise, unpleasant odors, air pollution, health hazards, etc. | R |
| 2. Locate industrial and heavy commercial activities in one general area adequately buffered and hidden from view. | R |
| 3. Prohibit clear cutting, large scale timber cutting, strip mining activities, high density development businesses, and any other enterprises that would use up or deface large areas of landscape. | R |
| 4. Allow small neighborhood convenience centers within or close to concentrated residential areas, when it can be demonstrated that a need exists. | R,
ARB |
| 5. Discourage installation of wind generators for the commercial generation of power. | R |
| 6. All future commercial development, located outside the jurisdiction of the Julian Architectural Review Board, shall complement not only the site to be developed but also the surrounding areas and existing development. Landscaping, off street parking and other design criteria and standards shall be used to further this goal. | R |
| 7. Commercial activities shall locate in already established areas. | R |
| 8. Allow the construction of sidewalks, curbs, and gutters only where essential in commercial areas. | R |
| 9. Encourage controlled access to commercial uses to reduce traffic congestion. | R |
| 10. Encourage all commercial signs to be limited in size, lighting, and character and to blend into the rural atmosphere. | R |

LAND USE

LAND USE WITHIN THE JULIAN COMMUNITY PLAN SHALL RETAIN AND IMPROVE THE HISTORIC AND RURAL CHARACTER OF THE COMMUNITY

FINDINGS

The Julian Community Plan map designates land uses which represent locations for residential, commercial, agricultural, and industrial use. Land use designations in the Julian Community Plan provide a low density development plan which reinforces the primary goal of retaining the historic and rural character of the community.

RESIDENTIAL LAND USE within the Julian Planning Area is characterized by localized concentrations of homes into identifiable subdivisions, with scattered residential development between each subdivision. Within the subdivisions, a large number of potential building sites have been created, but the actual number of full-time residences is significantly smaller. Housing estimates furnished by the San Diego County Department of Planning and Land Use, Economics and Demographics Section, indicate that Julian has 2,924 total housing units, 45 percent of which are not permanently occupied and used as second homes.

COMMERCIAL LAND USE within the Julian Planning Area is located primarily in two areas, Wynola and the Historic District. There are also scattered commercial uses located throughout the planning area. Commercial use within the planning area is oriented toward providing convenience services, but relies more heavily on tourism as a major source of income.

AGRICULTURAL LAND USE designations and zoning cover most of the Julian Community Planning Area. A large portion of the planning area is held in agricultural preserves. The major use within the agricultural preserves is cattle grazing. Other agricultural pursuits include horse breeding, tree crops, and wine making.

RECREATION is a major land use within the Julian community. There are more than a dozen recreational parks and camps of a public, quasi-public and private nature within the planning area. Total aggregate area in parks and campgrounds is estimated to be approximately 1,300 acres.

POLICIES AND RECOMMENDATIONS

CODE

- | | |
|---|-----------|
| 1. All development/remodeling in the community shall preserve the rural qualities of the area, minimize traffic congestion, and not adversely affect the natural environment. | R,T,
W |
| 2. Extensive, unsightly or severe grading for development, both private and public, shall be prohibited. | R
DPW |

		<u>CODE</u>
3.	All large development projects must prove groundwater adequacy and availability, and shall not adversely impact the groundwater supply.	R,W
4.	Large lot sizes are necessary in the agriculturally-zoned lands to maintain rural character, protect steep slopes, and preserve and protect open space and agriculture where economically feasible.	R
5.	All new commercial development shall provide undergrounding of utilities where economically feasible and possible, landscaping, and off-street parking to assure visually attractive development.	R, ARB
6.	Areas with rare, unique or endangered wildlife and plants shall be preserved.	R
7.	Exempt new development in the Julian Area from installing improvements that detract from the rural and historic character of the community. Such detracting improvements include street lights, traffic signals, curbs, gutters, and sidewalks.	R, ARB
8.	Mixed rural land uses such as commercial uses, cottage industries, residences, agriculture, sale of farm-related products (not necessarily home-grown) shall be allowed.	R
9.	Site planning, as much as possible, should preserve the rural qualities of the area and minimize traffic congestion.	R
10.	All new building design and plans in the commercially zoned area of Wynola shall be reviewed by the Julian Community Planning Group for visual impact and other environmental concerns.	R
11.	Study the feasibility of community design guidelines for the Wynola area.	GEN

HOUSING

ENSURE THAT ADEQUATE, AFFORDABLE SHELTER IS PROVIDED FOR ALL RESIDENTS OF THE JULIAN PLAN AREA IN A WAY THAT IS CONSISTENT WITH ITS RURAL CHARACTER.

INTENT

The Julian Housing Element inventories existing housing supply, analyzes population characteristics and demand, and identifies special housing needs.

The Julian Housing Element amplifies the County Housing Element by providing information on a local scale. It emphasizes aspects of the County-wide Housing Element most relevant to Julian.

FINDINGS

In general, Julian has no critical housing needs. It is expected that the private sector will continue to meet demand in the future.

Specific data regarding housing and demography are unavailable for the Julian Planning Area itself due to the configuration of census tract boundaries.

Currently there are about 2,000 dwelling units in the Planning Area, over 97% of which are single-family home. Many units are old (29% built before 1949).

There are enough parcels to house the projected population of 3,400 persons in the year 1995.

Approximately 45-50% of the dwelling units in the Plan Area are used as vacation homes.

Most statistics available on housing and population characteristics in Julian are from the 1980 U.S. Census of Population and Housing. Julian lies in the southeast corner of Census Tract 209.01 and comprises about one-eighth of the area and over one-half the population of this tract. It is believed by County statisticians that the Julian Planning Area is representative of findings in Census Tract 209.01.

Accommodating Future Demand

Various public agencies have projected population growth to 3,400 permanent residents in 1995. This represents a 21% increase in the current permanent population. These new residents can be accommodated easily by the land use plan.

Currently, only 1,100 of the 2,000 dwelling units are occupied year round. At 2.54 persons per household, the current housing stock could house approximately 5,000 people. There exists about 1,950 vacant parcels in the Planning Area. Even if many of these are combined to create larger parcels, it is possible that these parcels alone could support double the current population.

The Planning Area contains additional acreage beyond these 1,950 vacant residential parcels. In fact, were the community to be developed to the maximum allowed by the plan, approximately three times the projected population could be housed. The current ratio between permanent and vacation housing, also, can be accommodated in the future. (See Table 1.) A wide range of housing choices remain available through the Julian Land Use Element.

POLICIES AND RECOMMENDATIONS

CODE

- | | |
|--|-----------|
| 1. The rural character of the community should be retained while providing adequate housing. | GEN |
| 2. Rehabilitation of the existing older housing stock is desirable. | ARB,
B |
| 3. It is desirable that smaller, less expensive units be available within the Planning Area. | GEN |

TABLE 1

JULIAN COMMUNITY PLANNING AREA
POPULATION AND HOUSING
ESTIMATES AND PROJECTIONS

	ESTIMATES			PROJECTIONS			
	1980	1985	1986	1990	1995	2000	2005
Total Population	2,371	2,781	2,802	3,057	3,377	3,700	4,015
Population per Household	2.54	2.54	2.54	2.54	2.54	2.54	2.54
TOTAL HOUSING Single Family* Multi Family	1,851 1,795 56	2,011 1,955 56	2,024 1,968 56	2,209 2,153 56	2,440 2,384 56	2,673 2,617 56	2,900 2,844 56
Occupied Housing** Vacant Housing % Vacant	933 918 49.6	1,095 916 45.5	1,103 921 45.5	1,204 1,005 45.5	1,330 1,110 45.5	1,457 1,216 45.5	1,581 1,319 45.5

* Includes Mobile homes.

** Represents the number of dwelling units in the Plan Area.

PUBLIC FACILITIES

INTENT

The Public Services and Utilities Element was prepared to ensure proper coordination between population growth and service delivery.

Julian is a rural community which neither expects nor receives an urban level of services. Even with a doubling of population projects for 2005, the community will not have a large enough population to warrant greatly improved services.

This section addresses the following types of public services and utilities (see Map on page 41).

- Schools
- Parks
- Sheriff Protection
- Fire Protection
- Health Care Facilities
- Library
- Water
- Liquid Waste Disposal
- Solid Waste Disposal
- Power
- Telephone
- Public restrooms

SCHOOLS GOAL

ENCOURAGE THE PROVISION OF THE EDUCATIONAL AND RECREATIONAL FACILITIES NEEDED IN THE PLAN AREA.

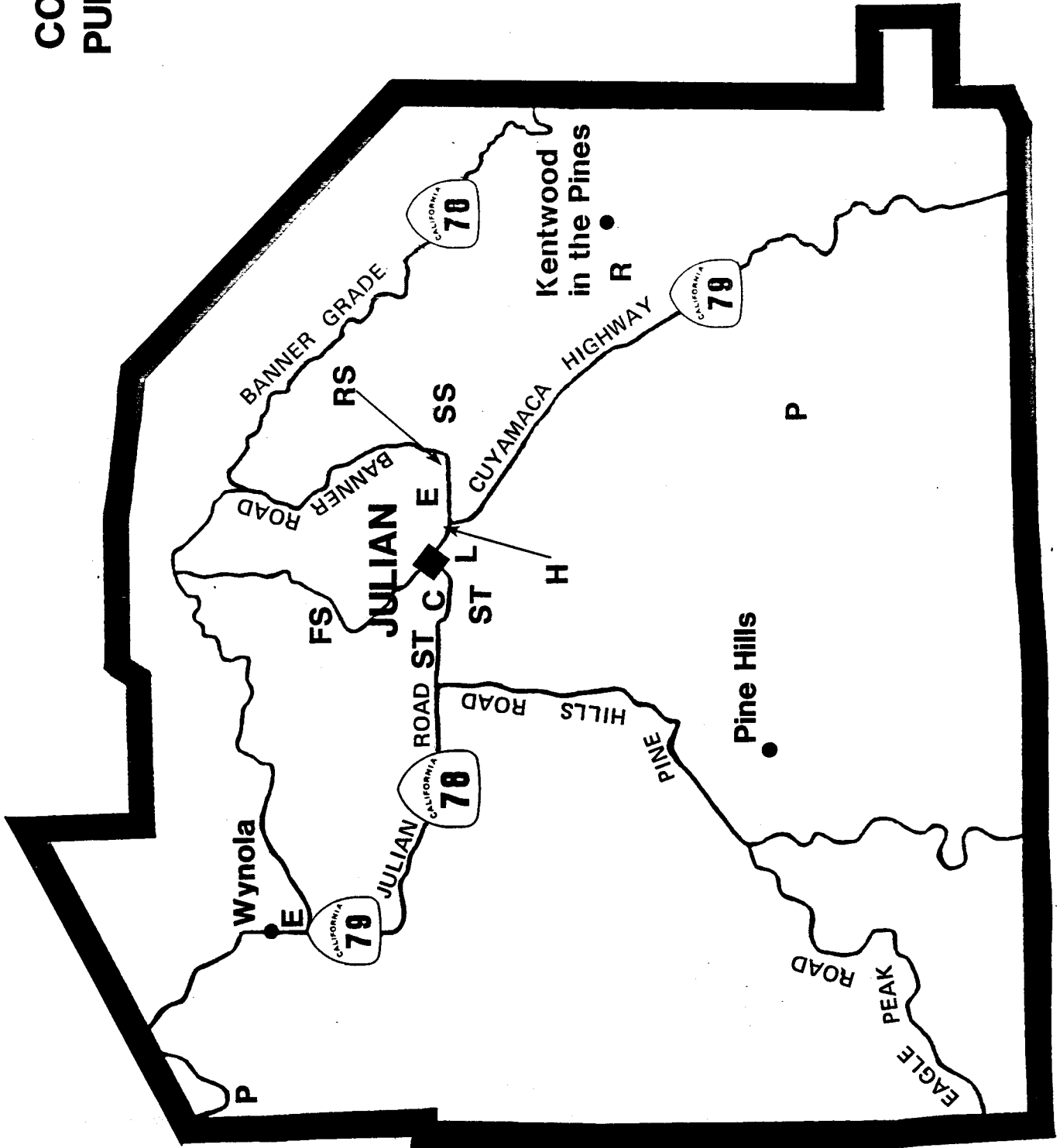
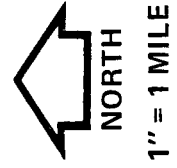
FINDINGS

School enrollment in the Julian area has been remarkably stable in recent years. It should be noted that a doubling in local population will not necessarily double the number of school age children in the planning area. This is due to the large percentage of older and retired people who are moving to the community.

Three schools serve the Julian Community, and it is expected that these will be sufficient to meet the needs of the local population for the life of the plan. The two largest schools, Julian Union Elementary School and Julian Union High School are located next to each other just east of the townsite. Both schools serve areas significantly larger than the planning area and both are operating below planned capacities. Enrollment projections for each district indicate that there will be more school children in each district than the current capacities can accommodate. The third school in the Julian Planning Area is Spencer Valley Elementary School.

JULIAN COMMUNITY PLAN PUBLIC FACILITIES

- E Elementary School
- H High School
- L Library & Museum
- P Park
- C Cemetery
- SS Sheriff Station
- FS Fire Station
- RS Road Station
- R Refuse Disposal
- ST Sewage Treatment Plant



In the past the local schools have served as community centers. School yards are unlocked and buildings are available for community recreation and meetings with the consent of the school districts.

POLICIES AND RECOMMENDATIONS

CODE

1. Use of school sites as community centers is encouraged to continue in the future. GEN

PARKS GOAL

SUPPORT RECREATIONAL OPPORTUNITIES TO MEET COMMUNITY NEEDS FOR A BALANCED SYSTEM OF RECREATION FACILITIES AND SERVICES.

FINDINGS:

William Heise County Park, almost 1,000 acres of mountainous terrain, provides a wilderness experience to residents of the entire region. New Major facilities planned for the Park will be confined to the vicinity of existing facilities and Frisius Road. Plans for the park include additional overnight capacity, educational/nature interpretive facilities, and trail improvements.

Other regional facilities are the small County Picnic area located adjacent to the Julian Museum and the Inaja day use picnic area located on U.S Forest Service property in the Northwest corner of the Julian Planning Area. There does not appear to be a need to expand these facilities.

At the present time no County affiliated community park is located within the Julian Community Planning Area.

In the vicinity of the Town Center, recreational facilities including a football field, baseball diamonds, tennis courts and a basketball court are available to the public on the grounds of the Julian Union Elementary School (at the discretion of the School Board), and the Julian Union High School District. With the approval of the Julian Community Service District, property located behind the Frank Lane Memorial Arch on Farmer Road is open for public events.

At the current adopted standard of 15 acres per 1000 population, Julian does not provide the recommended 42 acres of community park land for the recreational activities of the community. However, within the Julian Planning Area are located National Forest, Bureau of Land Management land, State Park property and County parks. Therefore, there is no need to allocate Park Lands Dedication Ordinance funds for the purchase of park land. There is a strong desire for well-developed community recreational facilities.

Quasi-public and private organizations maintain camping and other recreational facilities within the planning area.

POLICIES AND RECOMMENDATIONS

- | | <u>CODE</u> |
|---|-------------|
| 1. Planned improvements for Heise Park should be implemented in a manner that reduces impacts to surrounding properties. Wherever feasible, new facilities should be planned to be a minimum of 100 feet from adjacent property lines and should be designed so that bright or shiny surfaces and lights are shielded from adjacent properties. | R |
| 2. Private development near Heise Park should be implemented in a manner that reduces impacts to the park. Wherever feasible, new improvements should be planned to be a minimum of 100 feet from park property lines and should be designed such that bright or shiny surfaces and lights are shielded from Park property. Owners of private property adjacent to Heise Park are allowed to fence their boundaries. | R |
| 3. Park Land Dedication Fund money shall be used on facilities appropriate for the use of local residents. | DPR |
| 4. In recreational vehicle campgrounds operated for profit and in which the users of such campgrounds purchase rights such as memberships, timeshare estate or timeshare use, it is necessary to ensure that community resources and facilities are not overloaded to an unacceptable degree. Therefore, the following guidelines shall apply to applications for establishing or expanding such membership recreational vehicle campgrounds within the Julian Community Plan area. | |
| A. Any application for a Major Use Permit for an RV campground shall be reviewed initially with respect to the stated goals of the Julian Community Plan. | R |
| B. Any application for a Major Use Permit for an RV campground shall consider the cumulative impact on the Community's resources and facilities of: | R |
| 1) the campground itself; | |
| 2) the community's permanent population; | |
| 3) the large number of daytime visitors who do not stay overnight, | |
| C. The maximum number of all camping spaces, including overflow permitted in any RV campground, shall not exceed: | R |
| 1) 5 spaces per acre in areas zoned for a minimum lot size of less than 4 acres; | |
| 2) 2.5 spaces per acres in areas zoned for a minimum lot size of 4 acres; | |

- 3) 1.25 spaces per acres in areas zoned for a minimum lot size of 8 CODE
acres or greater.
- D. The maximum number of camping spaces per RV campground and the density of camping spaces within an RV campground may be further limited by identified environmental or social impacts, or conflicts with the goals and objectives of the Julian Community plan. R
- E. The aggregate number of camping spaces permitted within the Julian Planning Area shall be no more than 25% of the total permanent population of the area, with a maximum in the order of magnitude of 750 sites. R
- F. For the purposes of this policy, camping space means any site or area, located within an campground, with (wet) or without (dry) hookups (electricity, sewer, and water) or with any one or more such hookups, upon which a recreational vehicle, and/or tent, and occupants may be located. A recreational vehicle and/or tent, located in an overflow area, shall be counted as occupying a camping space. R
- G. The RV campground plan shall be designed to minimize visual and noise impacts on surrounding properties. R
5. The following guidelines shall apply to public, quasi-public and private camps and campgrounds open to the public. R
- A. The plans for any new campground or expanded campground shall be reviewed initially with respect to the stated goals of the Julian Community Plan. R
- B. Any campground plan shall consider the cumulative impact on the community's resources and facilities of: R
- a) the campground itself;
 - b) the community's permanent population;
 - c) the large number of daytime visitors who do not stay overnight.
- C. The maximum number of all camping spaces, including overflow, permitted in any campground shall not exceed:
- a) 5 spaces per acre in areas zoned for a minimum lot size of less than 4 acres; R
 - b) 2.5 spaces per acres in areas zoned for a minimum lot size of 4 acres;
 - c) 1.25 spaces per acres in areas zoned for a minimum lot size of 8 acres or greater.

- | | |
|---|-----------|
| D. The maximum number of camping spaces per campground and the density of camping spaces within a campground may be further limited by identified environmental or social impacts, or conflicts with the goals and objectives of the Julian Community plan. | CODE
R |
| E. For the purposes of this policy, camping space means any site or area, located within an campground, with (wet) or without (dry) hookups (electricity, sewer, and water) or with any one or more such hookups, upon which a recreational vehicle, and/or tent, and occupants may be located. A recreational vehicle and/or tent, located in an overflow area, shall be counted as occupying a camping space. | R |
| F. The campground plan shall be designed to minimize visual and noise impacts on surrounding properties. | R |
| 6. School grounds should remain available for local recreational and community needs. | GEN,
R |

SHERIFF PROTECTION GOAL

ENCOURAGE THE PROVISION OF SHERIFF PROTECTION REQUIRED TO MEET THE NEEDS OF THE PLAN AREA.

FINDINGS

The County Sheriff provides police protection and operates emergency ambulances in Julian Community Planning Area. Using a typical average of one officer per 1,000 population, the five deputy sheriffs in Julian's sheriff station are adequate.

The sheriff station is a leased facility and is expected to remain on the present site. The facility does not have a holding cell for prisoners. Presently one of the two deputies on duty must transport prisoners immediately to the metropolitan area, a round-trip of almost three hours. This procedure leaves only one deputy on duty in the community.

POLICIES AND RECOMMENDATIONS

- | | |
|--|-------------|
| 1. Because seasonal influxes of tourists in Julian are due at least in part to the presence of regional recreational facilities, the County of San Diego should provide any necessary additional deputies needed during peak tourist months. | CODE
GEN |
| 2. Law enforcement agencies should coordinate their efforts where feasible by means such as joint use of the Julian Sheriff Station. | GEN |

FIRE PROTECTION GOAL

PROVIDE FIRE PROTECTION IN A TIMELY MANNER TO MEET THE COMMUNITY'S NEEDS.

FINDINGS

The Julian Community Plan Area is a region of extremely high fire potential.

Structural fire protection is provided by the volunteer staffed Julian-Cuyamaca Fire Protection District.

Wildland fire protection during fire season is provided by the California Department of Forestry and Fire Protection and the U.S. Forest Service.

POLICIES AND RECOMMENDATIONS

	<u>CODE</u>
1. Vegetation clearance and management around structures and fuel breaks to protect subdivisions should be constructed and maintained.	R
2. Structures outside organized water service areas (districts, water companies, etc.) should have adequate on-site above groundwater storage for fire fighting purposes, and these facilities should be equipped with fittings that permit easy connections to fire fighting apparatus.	R
3. Individual water service areas should be strongly encouraged to look into all possible sources of funding for upgrading the local service system.	GEN
4. The present standpipes in the town site should be upgraded to hydrants.	JCSD
5. The concept of increasing volume by creating a water-delivery grid within the townsite should be pursued. An addition main, to increase volume, should be installed in the townsite.	JCSD
6. The Pine Hills system should be upgraded.	PHMWC
7. Harrison Park should install a water storage and delivery system.	GEN
8. Storage and delivery systems in the Majestic Pines Water District are adequate. However, storage volume is sometimes critically low. Majestic Pines needs to ensure adequate water for fire protection is in storage at all times.	GEN
9. Due to the large number of dumpster fires, a provision for a hydrant at the solid waste bin site should be pursued.	DPW

HEALTH CARE GOAL

PROVIDE HEALTH CARE SERVICES ADEQUATE TO MEET THE NEEDS OF THE PLAN AREA.

FINDINGS

Julian is located in Health Services Area 1115 - Escondido and is part of the Northern San Diego County Hospital District. The District maintains two general, acute care hospitals, Palomar Hospital in Escondido, currently licensed to operate 300 acute-beds, and Pomerado in Poway, currently licensed to operate 130 acute-beds. The total acute-bed capacity in the area is 430 although both hospitals are over one-half hour from Julian. An expansion program is current underway at Palomar Hospital.

A satellite radiological service is located in Ramona.

Resident medical professionals include one family practioner, two dentists, and one chiropractor.

There is currently one organization that provides in-home nursing care.

North County Health Services operates a clinic in Santa Ysabel, 7 miles west of the Julian Historic District.

Emergency medical service is provided by ambulances operated by the County Sheriff. This service is supplemented by emergency medical services provided by the Julian-Cuymaca Fire Protection District.

Life Flight and Astrea provide aeromedical services for the area.

POLICIES AND RECOMMENDATIONS

CODE

- | | |
|--|-----|
| 1. Due to the large proportion of emergency medical cases resulting from accidents on highways and the presence of a large number of tourists in the community the county should continue funding of the sheriff's ambulance and other emergency medical services. | GEN |
| 2. Provision of additional medical services to the Julian area should be investigated, including para-medical service. | GEN |

LIBRARY GOAL

PROVISION OF ADEQUATE SERVICES AND POSSIBLE STORAGE OF HISTORICAL MEMORABILIA FOR THE AREA.

FINDINGS

The Julian County Library is located in the townsite area in the old Witch Creek School building. This structure was moved to a prominent site and

rehabilitated by the local historical society with county support. Due to its visual and historic interest, the library functions as a community focal point. The building is large enough to adequately serve the existing and projected population of the planning area.

WATER GOAL

PROVISION OF ADEQUATE WATER SERVICE FOR RESIDENTS AND VISITORS TO THE PLAN AREA.

FINDINGS

Julian area is served primarily by individual wells. There are however, seven water districts which represent all of the populated neighborhoods in the planning area.

Julian Community Services District
Majestic Pines
Pine Hills Mutual Water Company
Richardson-Beardsley Corporation
Iron Springs Water Group

Although there is not an abundance of water available to the area, current needs of the population are being met. As the Conservation Element points out, dropping groundwater levels could pose a problem in the future.

POLICIES AND RECOMMENDATIONS

- | | <u>CODE</u> |
|--|--|
| 1. Monitoring the community's water supply should be conducted so that the available water supply will not be exceeded. | W,GEN |
| 2. The water conservation program as proposed in the Julian Conservation Element should be a joint project between the County, and the local water districts. In a cooperative program county staff and local districts should measure rates of consumption, identify in advance of need any potential water sources, and work together to sketch out potential transfer programs in advance of need. The districts will take primary responsibility for carrying out the implementation programs of the water management conservation with district boundaries. | DPLU
DPR

LOCAL
WTR.
DISTS. |
| 3. Encourage the Julian area water districts to establish and maintain an organization whose purpose would be the exchange of information on operations, maintenance, techniques, management, emergencies, fire water storage, etc. | GEN |

WASTE DISPOSAL GOAL

PROVISION OF ADEQUATE SERVICES NECESSARY TO SATISFY THE NEEDS OF THE PLAN AREA.

FINDINGS

Most structures in the Julian Planning Area depend upon septic tanks for liquid waste disposal.

The townsite area is served by the Julian Sanitation District which provides service for 188 EDUs and has the capacity to provide service to 260 EDUs. The present plant replaces the 1976 plant which could not provide the level of service offered today.

Julian Pines is located between the townsite and the Julian Sanitation District but the area is not served by the District.

Julian's solid waste disposal is handled by the County and a private firm under contract to the County. The County maintains a bin transfer station about two miles south of the townsite on Highway 79. It receives and retains refuse from individuals until it can be hauled away by private contractor. A private contractor hauls trash for commercial enterprises.

POLICIES AND RECOMMENDATIONS

Continuation of present landfill site

CODE

The County is urged to maintain the present system of a free transfer system. (It is essential that the transfer system remain free in order to prevent illegal dumping of trash on private property.) DPW

POWER GOAL

PROVISION OF THESE SERVICES NEEDED FOR THE HEALTH, SAFETY AND COMMERCE OF THE COMMUNITY.

FINDINGS

San Diego Gas and Electric Company has been meeting the needs of Julian residents effectively in the past and is expected to do so as the community grows. A natural gas distribution system is not expected, but on-site propane and butane storage tanks are common.

The only issue relating to electrical utilities is the undergrounding of utility lines along Main Street. Costs of undergrounding utilities are borne by a utility company fund established in accordance with state mandates with service connections being paid for by the users.

POLICIES AND RECOMMENDATIONS

CODE

1. San Diego Gas and Electric Company should continue meeting the needs of the Julian community and coordinating its utility expansion with county planning agencies. GEN
2. San Diego Gas and Electric Company should work with the Julian community and resume plans for utility undergrounding in portions of the Julian townsite. GEN
3. The Julian Community Planning Group should request a monitoring report on the utilization of funds by San Diego Gas and Electric Company for undergrounding of power lines along Main Street. GEN JCPG

TELEPHONE SERVICE GOAL

PROVISION AND EXPANSION OF SERVICES NECESSARY TO MEET THE NEEDS OF THE PLAN AREA.

FINDINGS

Pacific Bell provides service to Julian. At this time, the local office has indicated plans to replace existing equipment in 1988, with state-of-the-art digital switches. The new technology once in place, will provide the capacity to meet growth demands well into the next century.

POLICIES AND RECOMMENDATIONS

CODE

1. Pacific Bell should continue meeting the needs of the Julian Community and coordinate its utility expansion with county planning agencies. GEN

PUBLIC REST ROOMS GOAL

THE FEASIBILITY OF UPGRADING PUBLIC REST ROOM FACILITIES SHOULD BE INVESTIGATED.

FINDINGS

The increasing influx of tourists to the area puts an increasing strain on public rest room facilities. The Julian townsite currently has a shortage of rest rooms for public use.

POLICIES AND RECOMMENDATIONS

CODE

1. Encourage local organizations, together with the County Department of Planning and Land Use and Health, to jointly investigate the means for upgrading, servicing and maintaining adequate public rest room facilities in Julian. DPLU

CHAPTER 3

JULIAN HISTORIC DISTRICT

DESCRIPTION OF AREA

The Julian Historic District, established in 1979 by the County of San Diego, is shown on the map included herein (see Map on page 54). The 758-acres District consists of the Julian townsite and surrounding rural residential and agricultural land. Areas surrounding the townsite subdivision (Map 566, filed September 22, 1888) have been included in the District due to their functional or visual relationships to the historic core.

Land within the District is used for residences, retail stores, personal services, restaurants, business and professional offices, transient lodging, construction materials and services and mixed various uses. The District also contains some 100 acres of land devoted to public or semi-public uses which include public schools, parks, museums, a town hall, a public library, club houses, fire protection and police facilities.

PURPOSE OF THE DISTRICT

The purpose of establishing the Julian Historic District is to preserve what remains of Julian City which was created in 1870 to provide goods, services and housing for a population spawned by a gold rush which resulted when the 1869 discovery of placer gold in nearby creeks precipitated the discovery and development in rapid succession early in 1870 of numerous gold mines.

An early agricultural economy concurrently developed but did not equal the mining boom in apparent importance. By 1906 the inevitable depletion of profitable ore had resulted in the decline of the mining industry. A matured agriculture and an emerging resort/tourism economy filled the economic void. This shift of emphasis which began about 1906, aided by the availability of dependable automobiles and trucks, appears to have become a permanent economic adjustment.

The buildings of the period beginning in 1906 and ending about 1913 are believed to illustrate the evolution of Julian City, mining camp, to Julian, Country Town.

At least 29 buildings or landmarks dating from 1906 to 1913 still exist to exemplify the uniquely exciting and productive history of the area. Some existing buildings have been so extensively altered as to conceal their historic character. A few such are included in the following list and other buildings and sites may be recognized as research continues. Almost half of the historic buildings are still serving the same purpose for which they originally constructed.

Historic buildings and sites are grouped by their period of original construction. Buildings and sites are keyed by number to the Julian Historic Sites map included herein.

ORIGINAL USEPRESENT USE1870-1883

(25) George Washington Mine	Julian Historical Society Museum
(26) Eagle and High Peak Mines	Private museum open to the public
(2) Brewery/blacksmith shop	Julian Women's Club Museum
(4) Taylor/Bailey residence	General commercial
(3) Haven of Rest Cemetery	Cemetery
(10) Swycaffer saloon/ Daley butcher shop	General commercial
(12) Wilcox General Store	General commercial

1884-1893

(21) Julian Elementary School	Residential
(1) Santa Ysabel School/ Witch Creek (moved)	Library
(24) County Jail	Julian Community Services District (unused)
(11) DeLuca General Store	General commercial
(8) A. Levi & Co./J. Marks Mercantile	General commercial
(9) Joseph Marks residence	General commercial

1894-1903

(6) Jacoby General Store	General commercial
(13) Robinson Hotel	Transient lodging
(14) A. P. Frary, Jr. residence (moved)	Transient lodging
(20) Baptist parsonage	Residential
(23) Cuymaca Union High School	General commercial & residential
(22) Thomas Stick residence	Residential
(15) Daley residence/rental (moved)	General commercial
(16) Unidentified residence (moved)	General commercial
(18) F. L. Blanc residence	Residential
(17) F. L. Blanc rental residence	Residential
(19) F. L. Blanc rental residence	Residential
(27) Clarence King residence	General commercial & residential
(28) Unidentified residence (2nd Street)	Residential
(29) F. L. Blanc warehouse	Julian Women's Club

1904-1913

(5) J. C. Silvers store/ service station (moved)	General commercial
(7) Town Hall	General commercial/Town Hall

Many more or less significant buildings dating from 1914 to 1937 are still in use and any of them and any of those listed above may be eligible for inclusion in the National Register of Historic Places. Most existing buildings, 1870 - 1937, significantly contribute to the image of an historic district.

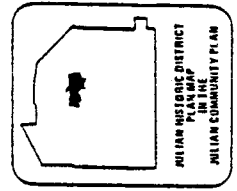
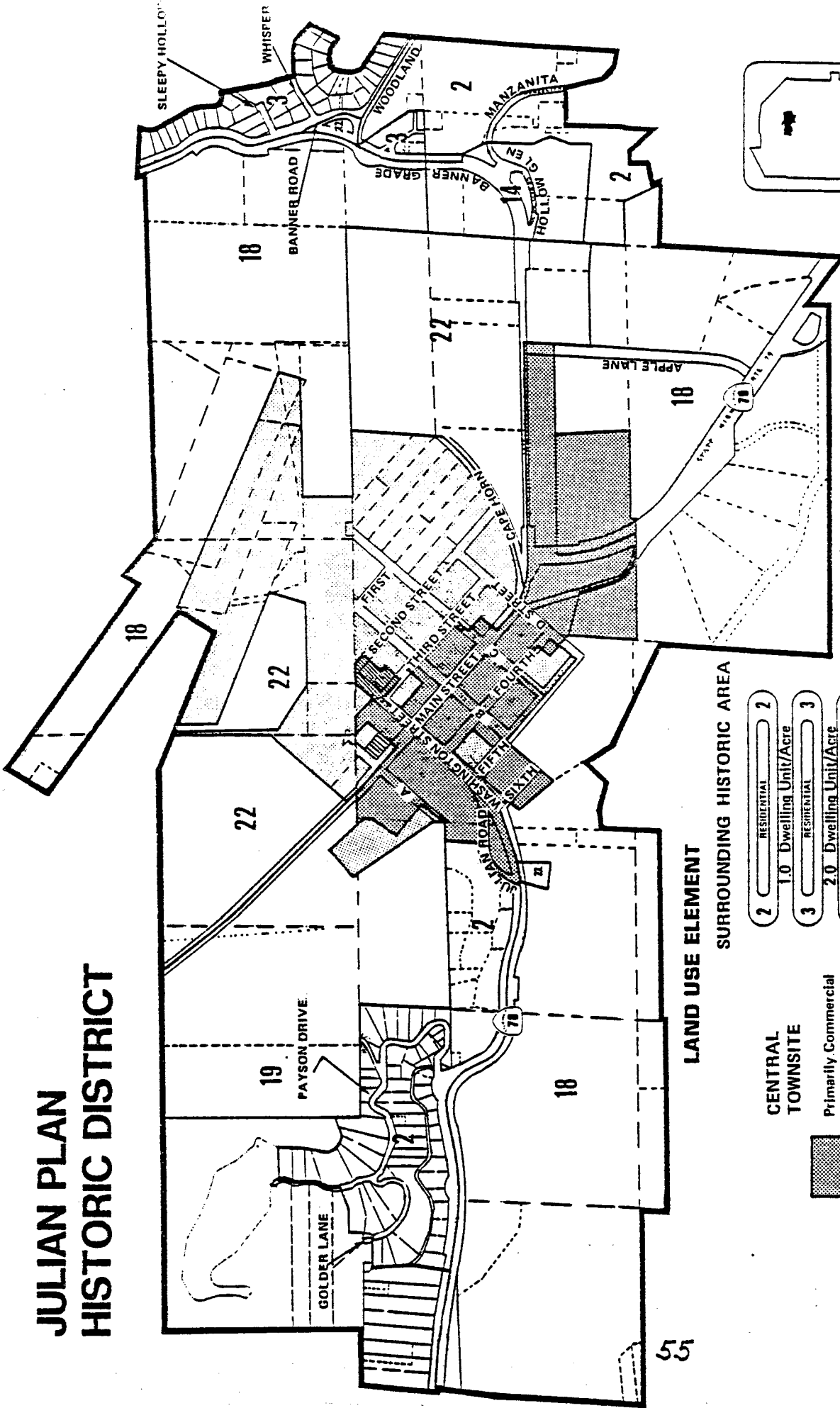
At the establishment of the JHD an informal understanding with then existing property owners was that the use of a direct property tax assessed for the express purpose of funding the District would never be exacted.

POLICIES AND RECOMMENDATIONS

	<u>CODE</u>
1. Protect and enhance the historic character of designated buildings and landmarks fifty years old or older located within the district boundaries.	ARB
2. Seek County of San Diego, State of California and U.S. Government recognition of the Julian Historic District, the objective being to include the JHD or any of its individual features in registers of historic buildings, landmarks, sites or districts.	ARB DPLU
3. Coordinate JHD planning and detailed design objectives with the County of San Diego Historic Sites Board.	ARB
4. Mark designated historic buildings, landmarks and sites with identifying devices.	ARB, DPLU
5. Erect JHD identifying signs at four points of major road entry into the District, namely at State Highways 78-79 near Pine Hills Road, at Farmer Road near northwest corner of "Lane Park", at State Highway 79 one mile south of State Highway 78-79 intersection east of townsite and at State Highway 78 near Banner grade summit.	ARB
6. Encourage CALTRANS, County of San Diego Department of Public Works and Department of Planning and Land Use to follow JHD planning and detailed design objectives.	DPW, R
7. Develop a County procedure which will require Julian Historic District Architectural Review Board (JHDARB) review of all projects proposed to be constructed within the district whether or not site plan review is required or has been waived by DPLU with or without a JHDARB recommendation to waive site plan review.	R
8. Enhance the historic character of the District by developing and applying architectural design standards to future development. Said standards and definitive design guidelines shall apply to new construction, alterations of existing structures, and for design details of site features such as flat work, retaining walls, fences, exterior lighting and landscaping. Guideline criteria shall be developed from appropriate examples known to have existed within the District during its 1870-1914 historic period.	ARB, DPLU
9. Encourage the recommendation of the Julian Historic District to be listed on the National Register.	P,R, ARB
10. Develop a County procedure which will ensure that a project is field inspected for compliance with JHDARB recommendations as shown on the County inspector's copy of the approved plans.	DPLU

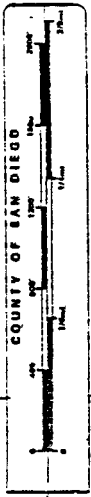
- | | |
|---|-------------|
| | <u>CODE</u> |
| 11. Enhance the historic character of the district by developing and applying architectural design standards for any new construction alterations of existing structures and details of features such as paving, retaining walls, fences, lighting and landscaping, which standards shall be developed from examples known to have existed within the district during its 1870-1914 period. | ARB,
R |

JULIAN PLAN HISTORIC DISTRICT



JULIAN HISTORIC DISTRICT
AREA BOUNDARY

NOTES: PROPOSED 1985 ZONING MAP AND THE JULIAN HISTORIC DISTRICT MAP ARE SUBJECT TO CHANGE AND THE NEW MAPS WILL BE REVISITED. LAND-BUILDING TYPES, THEIR USES, AND LAND-USE PATTERNS WILL BE REVISITED. LAND-USE PATTERNS WILL BE REVISITED.



LAND USE ELEMENT

SURROUNDING HISTORIC AREA

- 2 RESIDENTIAL
- 3 1.0 Dwelling Unit/Acre
- 14 2.0 Dwelling Unit/Acre
- 18 MULTIPLE RURAL USE
- 19 1 Dwelling Unit/4, 8, 20
- 22 1 Dwelling Unit/2, 4, 8 Acres
- 22 PUBLIC/SEMI-PUBLIC

CENTRAL TOWNSITE

Primarily Commercial and Industrial

RESIDENTIAL TOWNSITE

Primarily Residential, Civic Activities and some Light Commercial

ENTIRE MAP SHOWS EXISTING ROAD SYSTEM

POLICY CODE EXPLANATION

The responsibility for carrying out the policies of this community/subregional plan does not lie solely with the Department of Planning and Land Use (DPLU). The cooperation of private property owners, developers, decision-makers and numerous other entities both public and private is necessary to make these policies successful.

A code has been placed to the right of each policy in the plan text which identifies it with the County department or the sub-departmental section of the Department of Planning and Land Use which would be most likely to take the lead in carrying out the policy (see below). In addition, there is a category for those policies that are of general concern to all persons or groups that might be involved in development or plan implementation.

This approach can make detailed information regarding policies easier to locate and it can aid staff in charting the progress of the plan.

CODE

GEN	Policy of General Application
DPW	Department of Public Works
DPR	Department of Parks and Recreation
DHS	Department of Health Services
DPLU	Department of Planning and Land Use
F	- Facilities Planning
E	- Economics and Demographics
Pr	- Process Simplification
G	- Graphics Section
W	- Water Section
S	- Systems Coordination and Data Processing
T	- Transportation Planning Section
I	- Plan Implementation Section
Sp	- Special Projects Section
P	- Plan Development Section
R	- Regulatory Division
B	- Building Codes Enforcement
Z	- Zoning Codes Enforcement
ARB	- Julian Architectural Review Board
JCSD	- Julian Community Services District
PHMWD	- Pine Hills Municipal Water Company
Local Water Districts	
JCPG	- Julian Community Planning Group